

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD L. SNOOK and DEBRA J. SNOOK, hereinafter called the Grantor, for the consideration hereinafter stated to the grantee paid by GARY R. SWANSON, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs, survivors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in the S 1/2 of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the South 1/4 corner of said Section 29; thence North 89 degrees 47' 36" West along the South line of said Section 29, 1302.93 feet to a 5/8 inch iron pin marking the Southwest corner of the SE 1/4 SW 1/4 of said Section 29; thence North 01 degrees 30' 29" West along the West line of said SE 1/4 SW 1/4, 1272.99 feet to a 5/8 inch iron pin; thence South 89 degrees 18' 07" East, 1300.45 feet to a 5/8 inch iron pin; thence South 88 degrees 28' 12" East, 74.27 feet to a 5/8 inch iron pin; thence South 01 degrees 38' 16" West, 1262.37 feet to a 5/8 inch iron pin on said South section line; thence North 88 degrees 07' 44" West along said Section line, 74.31 feet to the point of beginning.

## TOGETHER WITH:

A road easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Commencing at the Southwest corner of the SE 1/4 NW 1/4 of said Section 29; thence North 02 degrees 16' 26" West, 271.63 feet to the centerline of Simpson Canyon Road; thence South 66 degrees 52' 25" East, 183.71 feet to the POINT OF BEGINNING for this description; thence along said Simpson Canyon Road centerline the following courses and distances: South 66 degrees 52' 25" east, 43.99 feet; South 85 degrees 08' 49" East, 253.74 feet; North 88 degrees 11' 30" East, 287.51 feet; South 58 degrees 58' 47" East, 209.18 feet; South 34 degrees 27' 44" East 397.76 feet; South 27 degrees 24' 31" East, 760.81 feet; South 30 degrees 42' 36" East, 460.53 feet; South 28 degrees 07' 32" East, 413.24 feet; South 36 degrees 50' 53" East, 404.62 feet; South 68 degrees 28' 33" East, 246.02 feet to the intersection of the centerline of a dirt road to the North; thence along said centerline of the dirt road to the North, North 12 degrees 19' 57" West, 538.13 feet; thence North 03 degrees 36' 12" West, 374.59 feet along said road centerline to its intersection with the centerline of a private road easement as recorded in DV M73 at page 16734, Klamath County Deed Records and the terminus of

RECORDING & TAX STATEMENTS TO: Gary R. Swanson  
2616 Altamont  
Klamath Falls, OR 97603

this description.

A road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline of an existing dirt road:

Commencing at the Southwest corner of the SE 1/4 NW 1/4 of said Section 29; thence North 02 degrees 16' 26" West, 271.62 feet to the centerline of Simpson Canyon Road; thence South 66 degrees 52' 25" East, 183.71 feet to the POINT OF BEGINNING for this description; thence leaving said Simpson Canyon Road centerline and along the centerline of an existing road to the South the following courses and distances: South 10 degrees 20' 11" West, 860.15 feet; South 13 degrees 06' 43" East, 282.11 feet; South 00 degrees 22' 20" East, 269.05 feet; South 50 degrees 13' 07" East, 196.94 feet; South 03 degrees 07' 37" West, 13.96 feet to the North line of the above described parcel.

A road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline of an existing road.

Beginning at the intersection of said existing road centerline with the North line of the above described parcel from which the Northwest corner of said parcel bears North 89 degrees 18' 07" West, 186.07 feet; thence along the centerline of said existing road the following courses and distances: South 03 degrees 07' 37" West, 266.19 feet; South 19 degrees 32' 21" East, 333.92 feet; South 37 degrees 04' 25" East, 211.69 feet; South 78 degrees 44' 40" East, 296.33 feet; South 30 degrees 03' 29" East, 188.41 feet; South 22 degrees 06' 26" East, 327.25 feet to the South line of the above described parcel and the terminus of this description.

A private roadway easement described in DV M73 at page 16734 of Klamath County Deed Records.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Right-of-Way Easement, subject to the terms and provisions thereof, dated September 29, 1975 and recorded December 1, 1975 in Volume M75, page 15094, Microfilm Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a corporation, for an electric transmission line.

3. An easement created by instrument, subject to the terms and provisions thereof, recorded December 31, 1973 in Volume M73, page 16734; Microfilm Records of Klamath County, Oregon.

To have and to hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

Grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by grantees, and that grantor will warrant and forever defend the said premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, the grantor has executed this instrument this        day of May, 1989.

X Ronald L. Snook  
RONALD L. SNOOK

X Debra J. Snook  
DEBRA J. SNOOK

STATE OF OREGON    )  
                          ) ss.  
County of Lane    )

On this 8th day of May, 1989, personally appeared RONALD L. SNOOK AND DEBRA J. SNOOK, and acknowledged the foregoing instrument to be their voluntary act and deed.

Joan Ellen Carson  
Notary Public for Oregon  
My Commission expires: 9/12/90

Seller's name and address:

RONALD L. & DEBRA J. SNOOK  
3361 Videra  
Eugene, OR 97405

Buyer's name and address:

GARY R. SWANSON  
\_\_\_\_\_  
\_\_\_\_\_

After recording return to:

Mail tax statements to:

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath    )

for                   I certify that the within instrument was  
recorder's       received for record on the \_\_\_\_\_ day of \_\_\_\_\_,  
use               1989, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., and recorded in  
                  book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as  
                  document/fee/file/instrument/microfilm No. \_\_\_\_\_,  
                  Record of Deeds of said County.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

By \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 11/22/00, at 11:13 a.m.  
In Vol. M00 Page 42204  
**Linda Smith,**  
County Clerk   Fee\$ 36<sup>00</sup>