

02 MAR 13 AM 11:09

OK

WARRANTY DEED

Vol M02 Page 14860

KNOW ALL MEN BY THESE PRESENTS, That James W. Humphrey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Robert W. and Debra K. Britton, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

I, James W. Humphrey, deed my one-half interest of the real property described as follows:

SEE EXHIBIT "A" (attached)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$ 60,000.00

However, the actual consideration consists of or includes either property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 7 day of September, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

James W. Humphrey

STATE OF OREGON,)
County of LANE) ss.
SEPT 7, 1990

STATE OF OREGON, County of) ss.
19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named

JAMES W. HUMPHREY

and acknowledged the foregoing instrument to be a true voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Karen E. Field

Notary Public for Oregon

My commission expires: 1-29-91

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

GRANTOR'S NAME AND ADDRESS

Robert W. Britton
Debra K. Britton
15601 Matney Rd
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

97603

After recording return to:

Robert W. & Debra K. Britton
15601 Matney Rd
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 03/13/2002 11:09 a.m.
Vol M02, Pg 14860-61
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

K26

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW $\frac{1}{4}$ of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North along the 16th line 1207.6 feet; thence North 78°33' West 22.08 feet; thence South 75°20 $\frac{1}{2}$ ' West 143.71 feet; thence around a 90°00' curve to the right (R=63.66, T=42.85) 75.43 feet; thence North 36°46' West 280.42 feet; thence around a 39°00' curve to the right (R=46.91, T=65.83) 123.80 feet; thence North 11°31' East 291.87 feet; thence North 30°16 $\frac{1}{2}$ ' East 132.73 feet; thence around a 40°30' curve to the left (R=141.4, T=53.70) 102.65 feet; thence North 11°18' West 151.67 feet; thence around a 90°00' curve to the right (R=63.66, T=213.24) 163.07 feet; thence South 44°32 $\frac{1}{2}$ ' East 85.62 feet; thence around a 139°45' curve to the left (R=41.00, T=10.81) 21.14 feet; thence South 74°05' East 86.29 feet; thence around a 61°30' curve to the left (R=93.16, T=25.08) 49.01 feet; thence North 75°46 $\frac{1}{2}$ ' East 122.47 feet; thence around a 139°45' curve to the left (R=41.00, T=33.50) 56.19 feet; thence North 2°45' West 70.62 feet; thence North 37°27 $\frac{1}{2}$ ' West 111.15 feet; thence North 43°42 $\frac{1}{2}$ ' East 135.08 feet, more or less, to the Westerly right of way of the U.S.R.S. Lateral; thence Southerly and Easterly along the Southerly boundary of the U.S.R.S. Lateral to the Westerly right of way line of County Road (known as Merrill Pit Road #983) thence South along the West right of way line of said road to the East-West center line of said Section 3, thence West to the point of beginning;

The N $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Twp. 41 S., Range 10 E.W.M., EXCEPTING THEREFROM a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3 described as follows: Beginning at a point on the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section which is 42.24 feet East of the Southwest corner thereof; thence East along said South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3, 1017.06 feet; thence North 33°48' West 450.12 feet; thence North 60° West 85.8 feet; thence South 80° West 85.8 feet; thence South 56°24' West 728.64 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3 described as follows: Beginning at the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3; thence North along the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, 373.5 feet; thence West parallel to the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ 531.0 feet, more or less, to a point in the boundary of that certain parcel of land deeded to James Barnes and described in Vol. 216, page 233, Klamath County Deed Records; thence South 33°48' East along the boundary of said James Barnes property 450.12 feet to the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence East 270.6 feet, more or less, to the point of beginning.

J.H.B.

H. Fields
Notary