

02 JUL 23 PM 2:51



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

ROBERT GRASSO
1111 Kingsway
K-Fall on 9/1/03

State of Oregon, County of Klamath

Recorded 07/23/2002 2:51 p. m.

Vol M02, Pg 41566-69

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

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

Same as Above

Escrow No. K58941S

Title No. K58941-S

STATUTORY WARRANTY DEED

Dennis E. Campbell and Linda S. Campbell, as tenants by the entirety; Grantor, conveys and warrants to Robert M. Grasso and Barbara A. Coultas, with rights of survivorship; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$175,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 16th day of July 2002

Dennis E. Campbell

Linda S. Campbell

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 16th day of July, 2002
by Dennis E. Campbell and Linda S. Campbell

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03



K36

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1:

A tract of land situated in the SW¼NW¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89°47'40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70°49'32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102°21'44") 90.25 feet; thence South 31°36'12" East 104.55 feet; thence South 65°48'00" West 10.00 feet; thence South 24°12'00" East 180.00 feet; thence South 65°48'00" West 91.42 feet to the beginning of a curve, said point being the True Point Of Beginning of this description; thence along the arc of a curve to the left (central angle = 42°41'30" and radius = 135.77 feet) 101.16 feet; thence South 23°06'30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113°45'00" and radius = 100 feet) 198.53 feet; thence North 43°08'30" West 65.00 feet; thence North 31°30'33" East 130.72 feet to a point on the arc of a curve; thence Easterly along the arc of said curve to the left (central angle = 55°42'33" and radius = 205.06 feet) 199.38 feet; thence North 65°48'00" East 53.06 feet to the True Point of Beginning of this description.

continued.....

Description of property
Exhibit "A" continued.....

PARCEL 2:

A tract of land situated in the SW¼NW¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°47'40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70°49'32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102°21'44") 90.25 feet; thence South 31°36'12" East 104.55 feet; thence South 65°48'00" West 10.00 feet; thence South 24°12'00" East 180.00 feet; thence South 65°48'00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle=42°41'30" and radius = 135.77 feet) 101.16 feet; thence South 23°06'30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113°45'00" and radius = 100 feet) 198.53 feet; thence North 43°08'30" West 65.00 feet to the true point of beginning of this description; thence North 31°30'33" East 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle=15°20'37" and radius=205.06 feet) 54.93 feet; thence North 43°08'30" West 31.12 feet; thence South 46°51'30" West 118.75 feet; thence South 42°55'14" East 120.00 feet to the true point of this description.

continued.....

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Description of Property
Exhibit "A" continued.....

TOGETHER WITH THE ABOVE DESCRIBED 2 PARCELS OF PROPERTY, an easement for ingress and egress to the above described tracts of land along a strip of land sixty (60) feet in width, said strip of land being measured thirty (30) feet on each side of and at right angles to the following described centerline: Beginning at a point North $24^{\circ}12'00''$ West 30.00 feet from the True Point of beginning of the above described tract of land; thence South $65^{\circ}48'00''$ West 53.06 feet; thence along the arc of a curve to the right (central angle= $71^{\circ}03'30''$ and radius=175.06 feet) 217.11 feet; thence North $43^{\circ}08'30''$ West 81.00 feet; thence along the arc of a curve to the left (central angle= $47^{\circ}03'50''$ and radius =250 feet) 205.35 feet; thence South $89^{\circ}47'40''$ West 116.54 feet; to the point of terminus of this description.

AND a non-exclusive right of way and easement for road purposes along and upon the following described property, situated in Klamath County, Oregon, to wit: A 60-foot strip of land situated in the N $\frac{1}{2}$ Section 18, Township 39 South, Range 10 East of the Willamette Meridian, being 30 feet on either side of, measured at right angles from, the following described centerline: Beginning at a point on the Easterly right of way line of State Highway 39, said point being South $00^{\circ}01'10''$ West 2162.47 feet and South $89^{\circ}51'42''$ East 25.31 feet from the Northwest corner of said Section 18; thence South $89^{\circ}51'42''$ East 599.83 feet; thence North $00^{\circ}02'42''$ West 439.32 feet.

AND ALSO, a 70 foot wide easement for ingress and egress as contained in Agreement for Easement, dated September 27, 1991, recorded November 19, 1991, in Volume M91 page 24174, Deed records of Klamath County, Oregon.