

**2019-001468**

**Klamath County, Oregon**

**After Recording Return to:**  
Heather M. Walloch  
Watkinson Laird Rubenstein, P.C.  
PO Box 10567  
Eugene, OR 97440



00235769201900014680050057

02/15/2019 09:47:06 AM

Fee: \$102.00

**Until a change is requested all tax statements shall be sent to the following address:**  
John R. and Dorothy L. Deck, Trustees  
15768 Napa Lane  
Brookings, OR 97415

**Consideration: None**

<b>WARRANTY DEED - STATUTORY FORM</b>
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Dorothy L. Deck, Grantor, conveys and warrants to John Deck and Dorothy Deck, Trustees of the John and Dorothy Deck Trust dated November 30, 2018, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Legal description on attached Exhibit A

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title

insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 30th day of November, 2018.

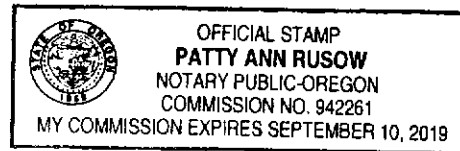
Dorothy L. Deck  
Dorothy L. Deck

State of OREGON

County of Lane

This record was acknowledged before me on NOVEMBER 30, 2018, by  
Dorothy L. Deck.

Patty A. Rusow  
Notary Public— State of Oregon



## EXHIBIT A

### Legal Description

Lot 8, Pelican Bay Ranchettes Subdivision, being a parcel of land and home thereon upon a tract of land lying within the Southwest Quarter of Section 10, Township 41 South, Range 13 West, Willamette Meridian, more particularly described as follows:

Beginning at a point which bears North 144° 9.8' East 1987.5 feet from the Southwest Corner of Section 10, Township 41 South, Range 13 West of the Willamette Meridian, said point lying on the Southerly right of way line of the proposed public roadway;

thence North 29° 32' West a distance of 131.0 feet;

thence South 70° 15' West a distance of 118.2 feet;

thence North 84° 46' West a distance of 88.9 feet;

thence South 89° 51' West a distance of 135.0 feet;

thence North 62° 29' West a distance of 28.9 feet;

thence South 57° 57' West a distance of 63.7 feet, more or less, to the most Northerly Corner of Lot 17, Second Addition to Pelican Bay Heights Subdivision; thence following the Northeasterly boundary line of said Second Addition to Pelican Bay Heights Subdivision, a distance of 900.04 feet, more or less, to the most Northerly Corner of Lot 22, said Second Addition to Pelican Bay Heights Subdivision;

thence North 57° 51' East, leaving said boundary line of said Second Addition a distance of 54.6 feet, more or less, to a point lying on the Southerly right of way line of a proposed public roadway;

thence North 13° 14' East, following the Southerly right of way line a distance of 97.6 feet;

thence following the arc of a 325 foot radius curve to the right, the Long Chord of which bears North 23° 29½' East 115.8 feet;

thence North 33° 45' East a distance of 144.65 feet;

thence following the arc of a 35 foot radius curve to the left, the long Chord of which bears North 3° 39' West 42.5 feet;

thence North 41° 03' West a distance of 38.15 feet;

thence following the arc of a 125 foot radius curve to the right, the long chord of which bears North 22° 56½' West 77.7 feet;

thence North 5° 11' West a distance of 236.6 feet, more or less, to the point of beginning.

THERE IS ALSO GRANTED an easement for roadway and utility purposes over and upon a strip of land 50 feet in width, referred to above as a public roadway, said strip of land lying Easterly of and parallel and adjacent to that portion of the above described tract therein, and extending same from the Southerly point of the above described tract, Southerly through its arcs and tangents, to Upper Benham Lane, a Public roadway dedicated in the Second Addition to the Pelican Bay Heights Subdivision, said strip of land following the Easterly boundary line of said Second Addition.

THERE IS ALSO GRANTED an easement for roadway and utility purposes for ingress, egress and access to the above described parcel over and upon a strip of land 30 feet in width, being 15 feet on each side of the following described Centerline, lying within the Southwest Quarter of Section 10, and the Northwest Quarter of Section 15, Township 41 South, Range 13 West, Willamette Meridian;

Beginning at a point lying on the Southeasterly line of the Colegrove homestead, said point being North 1209.7 feet and East 2013.2 feet from the Southwest Corner of said Section 10, Township 41 South, Range 13 West, Willamette Meridian;  
thence South  $42^{\circ} 57\frac{1}{2}'$  East a distance of 120.75 feet to the PG of a 30 foot radius curve right (the long chord of which bears South  $10^{\circ} 48'$  East, 31.9 feet);  
thence following said curve to the right to the PT of said curve;  
thence South  $21^{\circ} 26\frac{1}{2}'$  West a distance of 159.9 feet to the PC of a 170 foot radius curve left (the long chord of which bears South  $4^{\circ} 37'$  West, 81.3 feet);  
thence following said curve to the left to the PT of said curve;  
thence South  $06^{\circ} 13'$  East a distance of 111.9 feet to the PC of a 30 foot radius curve right (the long chord of which bears South  $56^{\circ} 30\frac{1}{2}'$  West, 53.3 feet);  
thence following said curve to the right to the PT of said curve;  
thence North  $60^{\circ} 46'$  West a distance of 39.0 feet to the PC of a 30 foot radius curve left (the long chord of which bears South  $64^{\circ} 22'$  West, 49.1 feet);  
thence following said curve to the left to the PT of said curve;  
thence South  $09^{\circ} 30'$  West a distance of 46.6 feet to the PC of a 88 foot radius curve left (the long chord of which bears South  $27^{\circ} 16\frac{1}{2}'$  East, 105.4 feet);  
thence following said curve to the left to the PT of said curve;  
thence South  $64^{\circ} 03'$  East a distance of 261.65 feet to the PC of a 30 foot radius curve right (the long chord of which bears South  $32^{\circ} 02'$  East, 31.8 feet);  
thence following said curve to the right to the PT of said curve;  
thence South a distance of 280.1 feet to the PC of a 1910 foot radius curve left (the long chord of which bears South  $02^{\circ} 54'$  East, 193.5 feet);  
thence following said curve to the left to the PT of said curve;  
thence South  $05^{\circ} 48\frac{1}{2}'$  East a distance of 423.6 feet to the PC of a 105 foot radius curve right (the long chord of which bears South  $24^{\circ} 15\frac{1}{2}'$  West, 105.2 feet);  
thence following said curve to the right to the PT of said curve;  
thence South  $54^{\circ} 19\frac{1}{2}'$  West a distance of 423.05 feet to the PC of a 35 foot radius curve right (the long chord of which bears North  $67^{\circ} 42'$  West, 59.35 feet);  
thence following said curve to the right to the PT of said curve;  
thence North  $09^{\circ} 43'$  West a distance of 58.6 feet to the PC of a 165 foot radius curve left (the long chord of which bears North  $18^{\circ} 26'$  West, 70.5 feet);  
thence following said curve to the left to the PT of said curve thence North  $30^{\circ} 46'$  West a distance of 34.5 feet to the PC of a 190 foot radius curve right (the long chord of which bears North  $20^{\circ} 14\frac{1}{2}'$  West, 69.4 feet);

thence following said curve to the right to the PT of said curve;  
thence North 06° 06' West a distance of 116.3 feet, more or less, to  
the intersection with the Southerly right of way line of a proposed  
subdivision roadway;  
thence Southwesterly following said proposed roadway a distance of 470  
feet, more or less, to the Oregon Coast Highway, U.S. 101, this being  
the terminal point of said roadway easement, all lying and being within  
Curry County, Oregon.

An easement for water pipeline purposes, over and upon a strip of land  
twenty (20) feet in width, being ten (10) feet on each side of the  
following described centerline;  
Beginning at a point lying on the Northerly line of said Lot 8, described  
above, said point being North 29° 32' West, 105.05 feet from the North-  
easterly corner of said Lot 8;  
thence North 9° 32' East, leaving the Northerly line of said Lot 8, a  
distance of 122.4 feet;  
thence North 14° 35' West a distance of 285.7 feet;  
thence North 32° 02' East a distance of 70.8 feet;  
thence North 50° 20' East a distance of 59.2 feet;  
thence North 46° 46' East a distance of 57.6 feet;  
thence North 17° 09' West a distance of 18.8 feet, more or less, to a  
point lying on the Northerly line of Lot 7, Pelican Bay Ranchettes  
Subdivision, said point being South 65° 13' East, 68.0 feet from the  
Most Northerly Corner of said Lot 7;  
thence North 17° 09' West, leaving said Northerly line of said Lot 7,  
a distance of 17.4 feet;  
thence North 28° 23' East a distance of 38.3 feet;  
thence North 0° 35' East a distance of 63.3 feet;  
thence North 42° 29' East a distance of 72.0 feet;  
thence North 34° 16' East a distance of 107.7 feet;  
thence North 59° 16' East a distance of 76.0 feet;  
thence North 46° 28' East a distance of 72.3 feet;  
thence North 51° 57' East a distance of 89.5 feet;  
thence North 20° 29' East a distance of 69.6 feet;  
thence North 33° 53' East a distance of 29.4 feet, more or less, to Point "A"

THERE IS ALSO GRANTED an exclusive use easement for a parcel of land for  
water spring supply source purposes, being more particularly described  
as follows: BEGINNING at Point "A" described above;  
thence North 33° 53' East a distance of 10.0 feet to the True point of  
beginning; thence North 56° 07' West a distance of 25.0 feet; thence  
South 33° 53' West a distance of 50.0 feet; thence South 56° 07' East  
a distance of 50.0 feet; thence North 33° 53' East a distance of 50.0  
feet; thence North 56° 07' West a distance of 25.0 feet to the True  
point of beginning.

THERE IS ALSO GRANTED an easement for roadway purposes to the above  
described Water Spring Supply Source, over and upon an existing roadway,  
said easement to be twenty (20) feet in width, being ten (10) feet on  
each side of the following described centerline: BEGINNING at Point "A"  
described above; thence North 79° 09' East a distance of 30.9 feet;  
thence South 7° 18' West a distance of 122.6 feet;  
thence South 0° 51' East a distance of 131.5 feet;  
thence North 86° 52' West a distance of 123.0 feet;  
thence South 65° 30' West a distance of 71.7 feet; thence South 0° 41'  
East a distance of 48.0 feet; thence South 65° 34' East a distance of  
89.5 feet; thence South 20° 06' West a distance of 31.0 feet; thence  
South 40° 34' West a distance of 84.0 feet; thence South 30° 49' West  
a distance of 73.05 feet; thence South 53° 00' West a distance of 128.4  
feet; thence South 22° 47' West a distance of 18.1 feet, more or less,  
to a point lying on the centerline of the proposed public roadway as  
shown on Pelican Bay Ranchettes Subdivision, said point being South 74°  
12' East, 25.0 feet from the Initial Point of said Subdivision; thence  
following said proposed public roadway Southerly to Lot 8, said Subdivision.