

29204

WARRANTY DEED

MTC-12893-1 Vol. 1143 Page 17303

KNOW ALL MEN BY THESE PRESENTS, That

James O. Kemp and Grace L. Kemp, Husband and Wife

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

Deane M. Auspelund and Eulah Auspelund, Not as tenants in common but with the right of survivorship, 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:

"SEE LEGAL AS IT APPEARS ON THE REVERSE OF THIS DEED."

MOUNTAIN TITLE COMPANY INC.

(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 except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 10,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, 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 30 day of September, 19 83, 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.

(If executed by a corporation, affix corporate seal)

James O. Kemp

Grace L. Kemp



Staple

STATE OF CALIFORNIA

COUNTY OF ORANGE

SS.

On this the THIRTIETH day of SEPTEMBER

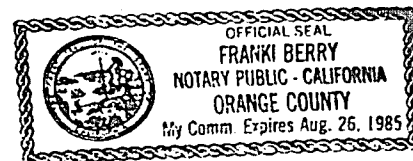
19 83

before me the undersigned, a Notary Public in and for said County and State, personally appeared JAMES O. KEMP AND GRACE L. KEMP

personally known to me or proved to me on the basis of satisfactory evidence to be the person S whose name S subscribed to the within instrument and acknowledged that they executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP



AL-375 (Rev. 8-82) Ack. Individual

Staple

GRANTOR'S NAME AND ADDRESS

Deane M. Auspelund and Eulah Auselund
P.O. Box 141
Ione, Ca. 95640

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

I certify that the within instrument was received for record on the day of 19 83, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

17304

DESCRIPTION

Lot 12, Block 6, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/88 interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34, South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations as set forth in Land Status Report recorded December 22, 1958 in Book 308 at page 129, Deed Records to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."
4. An easement 60 feet in width, created by instrument, including the terms and provisions thereof, dated September 2, 1966 recorded October 21, 1966 in Volume M66, page 10198, Microfilm Records of Klamath County, Oregon, for electrical transmission in favor of Pacific Power & Light Company, over Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian.
5. Reservations and restrictions as contained in plat dedication to Woodland Park: "Subject to: (1) a public utilities easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16 foot easement will be centered on the back and sidelines; (2) a 20 foot building setback along the front of all lots; (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 10th day of October A.D., 1983 at 12:12 o'clock P.M., and duly recorded in Vol M 83, of Deeds on page 17303.

FEE \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by [Signature] deputy