

46230

28515
ASPEN M-28514
WARRANTY DEED (INDIVIDUAL)

Vol. 185 Page 2753

JAMES A. BORROR and DONNA BORROR, husband and wife, hereinafter called grantor, convey(s) to
 DANNY RAY ALESHIRE and JODY ANNE ALESHIRE, husband and wife, all that real property situated in the County
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
 Those set out in Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 50,413.66.

Dated this 22nd day of February, 1985.

James A. Borr
 James A. Borr
Donna Borr
 Donna Borr

STATE OF OREGON, County of Klamath) ss.

On this 22nd day of February, 1985 personally appeared the above named
 JAMES A. BORROR and DONNA BORROR, husband and wife and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Marlene V. Addington
 Notary Public for Oregon
 My commission expires: 3-22-85

The dollar amount should include cash plus all encumbrances existing against the property to which the
 property remains subject or which the purchaser agrees to pay or assume.
 If consideration includes other property or value, add the following: "However, the actual consideration
 consists of or includes other property or value given or promised which is part of the/the whole
 consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

James A. Borr
 Donna Borr

TO

Danny Ray Aleshire
 Jody Ann Aleshire

After Recording Return to: 9 Tables
 Danny Ray Aleshire
 Jody Ann Aleshire
 388 N.W. Merle Dr.
 Hillsboro, OR
 97124

STATE OF OREGON,

) ss.

County of)

I certify that the within instrument was received for record
 on the day of 1985
 at o'clock M. and recorded in book
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
 Deputy

EXHIBIT "A"

DESCRIPTION

2754

All that portion of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89° 06' East a distance of 30 feet and South 0° 54' East along right of way line of Patterson Street a distance of 800 feet from the iron pin which marks the Northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; thence North 89° 06' East 210 feet to the true point of beginning; thence continuing North 89° 06' East 105 feet to a point; thence South 0° 54' East, 200 feet to the North line of that certain parcel of land deeded to Klamath County in Volume 272 on page 551 of Deed Records, Klamath County, Oregon; thence South 89° 06' West along said North line a distance of 105 feet to a point; thence North 0° 54' West 200 feet to the true point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor: : David A. Winter and Nancy J. Winter, husband and wife
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Assn.
Dated : June 12, 1979
Recorded : June 12, 1979
Book : M-79
Page : 13862
Amount : \$37,900.00
Loan No. : 04-11616

WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions therein.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 22nd day of February A.D., 19 85 at 3:30 o'clock P M, and duly recorded in Vol M85, of Deeds on page 2753.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: Sam Smith, Deputy