

48536

WARRANTY DEED (INDIVIDUAL)

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6839

DEANE M. AUSPELUND and EULAH AUSPELUND

hereinafter called grantor, convey(s) to

JOHN W. BROWN and LEE ELAINE BROWN, husband and wife

all that real property situated in the County  
of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

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  
See Attached 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 \$ 32,000.00 \*

Dated this 3rd day of May, 19 85.

Deane M. Auspelund

Eulah Auspelund

STATE OF OREGON, County of Klamath ) ss.

On this 6th day of May, 1985 personally appeared the above named  
Deane M. Auspelund and Eulah Auspelund and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan  
Notary Public for Oregon

My commission expires: 6-21-88

- \* 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)

TO

After Recording Return to:

THE STATEMENTS TO:

Mr. & Mrs. John W. Brown  
General Delivery  
Chiloquin, Oregon 97624

STATE OF OREGON, )

) ss.

County of )

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

05 MAY 8 AM 10 59

Lot 12 in Block 6, WOODLAND PARK, TOGETHER WITH an undivided 1/88th 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, in the County of Klamath, State of Oregon, and being more particularly described as follows:

## 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 Northeastly 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 Northeastly 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.

Subject to:

1. Subject to the rules and regulations of Fire Patrol District.
2. An easement 60 feet in width, created by instrument, including the terms and provisions thereof, recorded October 21, 1966 in M-66 at page 10198.
3. Restrictions shown on the Plat of Woodland Park as follows:
  - (a) A public utility easement 16 feet in width along the back sideline of all lots except on the interior lots where said 16 foot easement will be centered on the back and sidelines.
  - (b) A 20 foot building set back line along the front of all lots.
  - (c) All easements and reservations of record and additional restrictions of record and additional restrictions as provided in any recorded protective covenants.
4. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Williamson River and public rights of fishing and recreation in and to the shoreline of said river.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. - - - - -  
 this 8th day of May A. D. 19 85 at 10:59 o'clock A. M., and  
 duly recorded in Vol. M85, of Deeds on Page 6839.

By Evelyn Biehn County Clerk

Fee: \$9.00