

48722

(28584)
ASPEN M-28583
WARRANTY DEED (INDIVIDUAL)

Vol. MKS Page 7112

JOHN M. EDWARDS and DORENE RAE EDWARDS, husband and wife
MELVIN L. STEWART and MARY LOU STEWART, husband and wife
of Klamath, State of Oregon, described as: _____ hereinafter called grantor, convey(s) to
all that real property situated in the County

SEE ATTACHED EXHIBIT "A" FOR LEGAL 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 Contained 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 \$ 59,000.00 *

Dated this 8th day of April 19 85.

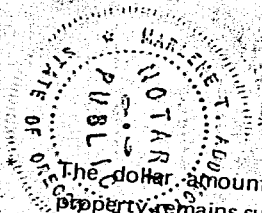
John M. Edwards
John M. Edwards
Dorene Rae Edwards
Dorene Rae Edwards

STATE OF OREGON, County of Klamath) ss.

On this 11th day of April, 19 85 personally appeared the above named
JOHN M. EDWARDS and DORENE RAE EDWARDS
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Marlene L. Addington
Notary Public for Oregon
My commission expires: 3-22-89



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)

John M. Edwards
Dorene Rae Edwards

TO

Melvin L. Stewart
Mary Lou Stewart

After Recording Return to: Takes!
Melvin L. Stewart
Mary Lou Stewart
5930 Washburn Way
Klamath Falls, OR 97603

STATE OF OREGON,)

County of _____) ss.

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.

By _____ Title _____
Deputy _____

EXHIBIT "A"

7113

A tract of land situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00° 08' West along the East line of said Section 9 a distance of 30.00 feet; thence North 89° 55' West a distance of 268.71 feet; thence South 00° 08' West parallel with the East line of said Section 9 a distance of 192.02 feet to a one-half inch iron pin on the true point of beginning of this description; thence continuing South 00° 08' West a distance of 193.00 feet to a one-half inch iron pin; thence North 89° 52' West a distance of 226.00 feet to a one-half inch iron pin; thence North 00° 08' East parallel with the East line of said Section 9 a distance of 193.00 feet to a one-half inch iron pin; thence South 89° 52' East a distance of 226.0 feet to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Easements, including the terms and provisions thereof, set out in Deed dated April 13, 1966, recorded April 28, 1966 in Deed Volume M-66 in Deed volume M-66 at page 3788, executed by William S. Cunningham, et ux., et al., to Raymond F. Batty, et ux.
3. Agreement, including the terms and provisions thereof,

Regarding	: Water Well
Between	: Raymond F. Batty, et ux., et al.
Recorded	: January 5, 1967
Book	: M-67
Page	: 111
4. Trust Deed, including the terms and provisions thereof, to secure the amount noted below and aother amounts secured thereunder, if any:

Grantor	: Patrick T. Purves and Elaine A. Purves
Trustee	: William Ganong
Beneficiary	: Klamath First Federal Savings and Loan Association
Dated	: March 9, 1973
Recorded	: March 12, 1973
Book	: M-73
Page	: 2584
Amount	: \$24,800.00

WHICH, said Trust Deed, the Grantee herein does not agree to assume, and the Grantor herein agrees to hold Grantee harmless therefrom
5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 13th day of May A.D., 1985 at 3:47 o'clock P M, and duly recorded in Vol. M85, of Deeds on page 7112.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, DeputyFee: \$ 9.00