52724

M-29097

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Aspen TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

DURWARD E. FIELDS and MARTHAEL A. FIELDS, husband and wife

convey(s) to VICKI L. MILLER, hereinafter called grantor,

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

See Attached Exhibit "A" for Legal Description

'85 AUG 30 PM 3 43

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 $125,000.00. °~~However, the actual con~~sideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)° (Delete between symbols°; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29 day of August, 19 85.

Durward E. Fields

Durward E. Fields

Marthael A. Fields

Marthael A. Fields

STATE OF OREGON, County of Klamath)ss.

August 30, 19 85.

Personally appeared the above named Durward E. Fields and Marthael A. Fields, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Darlene L. Addington

Notary Public for Oregon

My Commission Expires: 3-22-89

Durward E. Fields
Marthael A. Fields
GRANTOR'S NAME AND ADDRESS

Vick L. Miller
GRANTEE'S NAME AND ADDRESS

After recording return to:

Vicki L. Miller
11694 Hwy. 66
ASHLAND, OR 97520
NAME, ADDRESS, ZIP

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

Vicki L. Miller
11694 Hwy. 66
Ashland, OR 97520
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. ____ on page ____ or as document/fee/file/instrument/microfilm No. ____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By ____ Deputy

FORM 885-2.5M

EXHIBIT "A"

13945

PARCEL 1:

A parcel of land situated in the Southwest ¼ of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW¼; thence South 00° 31' 08" West, along the East line of said SW¼, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW¼; thence South 89° 48' 51" East along said North line 437.25 feet to the point of beginning.

PARCEL 2:

A portion of the E½SW¼ Section 25, Township 36 South, Range 11 East of the Willamette Meridian, lying Northeast of Sprague River Highway, in the County of Klamath, State of Oregon,

EXCEPTING a parcel of land situated in the SW¼ of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW¼; thence South 00° 31' 08" West, along the East line of said SW¼, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW¼; thence South 89° 48' 51" East along said North line 437.25 feet to the point of beginning.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. Reservations, including the terms and provisions thereof, in the Deed to the Bly Lumber Company recorded in Volume 297 at page 491, Deed Records of Klamath County, Oregon, which provides: "This conveyance is made pursuant to the provisions of the Act of May 27, 1902 (32 Stat. 275; 25 U.S.C. 379). There is reserved from the lands hereby granted a right of way to Klamath County, Court, Ore., for a highway approved by T. A. Walters, First Assistant Secretary, on June 20, 1933, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1084), and Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim, and a Fire Road 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. Instru. January 13, 1916, 44 L.D. 513). Title to the above-described property is conveyed 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. All subsurface rights, except water, are hereby reserved, in trust, to the grantors, pursuant to the provisions of the Act of August 13, 1954 (68 STat. 720).

4. Agreement to grant right of way, including the terms and provisions thereof, by and between, Mark-Time Incorporated and United States of America, recorded April 1, 1960 in Miscellaneous Volume 14 at page 36. (E½SW¼ Sec. 25, Twp 36 S., R 11 EWM.)

5. Contract, including the terms and provisions thereof:

Vendor	:	William V. Hill and Lillian M. Hill
Vendee	:	Durward E. Fields and Marthael A. Fields
Dated	:	June 28, 1977
Recorded	:	June 29, 1977
Book	:	M-77
Page	:	11442

WHICH SAID CONTRACT OF SALE, the Grantee herein agrees to assume and pay according to the terms and provisions of the Contract.

6. Easement, including the terms and provisions thereof:
For : The right to bury and maintain underground telephone facilities
Granted to : Telephone Utilities of Eastern Oregon
Recorded : September 12, 1984
Book : M-84
Page : 15697
Affects : Portion E½SW¼ Sec. 25, Twp 36 S., R 11 EWM.

7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : Durward E. Fields and Marthael A. Fields
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association
Dated : April 7, 1978
Recorded : April 10, 1978
Book : M-78
Page : 6827
Amount : $45,500.00

The beneficial interest thereunder was assigned:
To : Jackson County Federal Savings and Loan Association
Recorded : September 28, 1981
Book : M-81
Page : 17273

WHICH SAID TRUST DEED AND NOTE, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

8. Easement, including the terms and provisions thereof,
For : Power Line 10 feet wide
Granted to : Pacific Power & Light Company
Recorded : November 17, 1980
Book : M-80
Page : 22335
Affects : NE¼SW¼ Sec. 25, Twp 36 S., R 11 EWM.

9. Easement, including the terms and provisions thereof,
For : The right to bury and maintain underground telephone facilities
Granted to : Telephone Utilities of Eastern Oregon
Recorded in Book : M-85
Page : 9361

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of August A.D., 19 85 at 3:43 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 13944 the 30th day

FEE $13.00

Evelyn Biehn, County Clerk
By _____