

52828

M# 28876
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 14112

BASIL A. STRICKLAND and JOLENE G. STRICKLAND, husband and wife, hereinafter called grantor,
 convey(s) to CHARLES W. COURTOIS and ALICE F. COURTOIS, husband and wife
 County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

85 SEP 4 PM 3 27

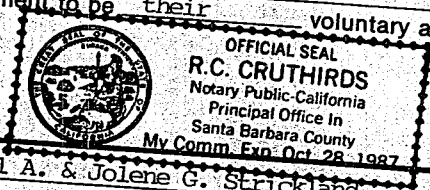
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 60,000.00. However, the actual consideration 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 23rd day of August, 19 85.

CALIFORNIA
 STATE OF OREGON, County of Santa Barbara ss.
 On this the 29th day of August, 19 85.

Personally appeared the above named Basil A. Strickland and Jolene G. Strickland ^{strickland R.C.C.} and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

[Signature]
 Notary Public for California
 My Commission Expires: 10/28/87

Basil A. & Jolene G. Strickland

GRANTOR'S NAME AND ADDRESS

Charles W. & Alice F. Courtois

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles W. & Alice F. Courtois
8444 A Highway 39
City, 97603

NAME, ADDRESS, ZIP

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

Charles W. & Alice F. Courtois
8444 A Highway 39
City, 97603

NAME, ADDRESS, ZIP

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

Beginning at a point on the West line of the Dalles-California Highway, which is South 1991.75 feet and 30 feet West from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian; thence West 495.94 feet; thence South 269.1 feet; thence North 88°43' East 496.0 feet, more or less, to said West line of the Dalles-California Highway; thence North 257.9 feet to the point of beginning, being in the Southeast quarter of the Northeast quarter of said section, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and of Klamath Basin Improvement District.

2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Basil A. Strickland and Jolene G. Strickland, husband and wife
 Trustee : William Sisemore
 Beneficiary : Klamath first Federal Savings and Loan Association, a corporation
 Dated : April 24, 1979
 Recorded : April 24, 1979 Book: M-79 Page: 9291
 Amount : \$45,600.00,

which Grantees herein assume and agree to pay.

3. Rights of the public in an to any portion of the herein described premises lying within the boundaries of roads or highways.

4. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 481, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day
 of September A.D., 19 85 at 3:27 o'clock P M., and duly recorded in Vol. M85,
 of Deeds on Page 14112.

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk

Pam Smith