

52878

M-29081

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. 1485 Page 14211

ORIN G. KIRK, an estate in fee simple

convey(s) to ATLEEN ARNOLDI, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

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 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 \$25,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22 day of August, 19 85.

Orin G. Kirk  
Orin G. Kirk

STATE OF OREGON, County of Klamath )ss.

August September 4, 19 85.

Personally appeared the above named Orin G. Kirk

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

W. Berlese P. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Orin G. Kirk

GRANTOR'S NAME AND ADDRESS

Atleen Arnoldi

GRANTEE'S NAME AND ADDRESS

After recording return to:

Atleen Arnoldi

P. O. Box 38

Sprague River, Oregon

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

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/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

SEP 5 PM 3 40

## EXHIBIT A

14212

The following described real property in Klamath County, Oregon:

Beginning at an iron pin which marks the Northwest corner of the Michael Tract described on page 552 in Volume 66 of Deed Records of Klamath County, Oregon, and which pin lies East along the 40 line a distance of 1,062 feet from the iron pin in rock mound which marks the Northwest corner of the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian, and running thence South along the West line of said Michael Tract, a distance of 74.4 feet to an iron pin which lies on the Northerly rights of way line of the Klamath Falls-Lakeview Highway; thence, Northeasterly along said Northerly right of way line of said highway a distance of 106.4 feet to an iron pin; thence North, parallel to the West line a distance of 17.5 feet to an iron pin on the 40 line; thence West along said 40 line a distance of 100.00 feet, more or less, to the point of beginning,

TOGETHER with a strip of land 20 feet wide along the North line of said property; said tract in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian.

Subject to:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of September A.D., 19 85 at 3:40 o'clock P M., and duly recorded in Vol. M85 day  
of Deeds on Page 14211

FEE \$9.00

By Evelyn Biehn, County Clerk  
*[Signature]*