

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

Vol. 1485 Page 15166

MAHLON G. ROHRBACH and HILDA ROHRBACH, husband and wife

convey(s) to JERRY C. PODAWILTZ and THOMAS ALLEN PODAWILTZ and DAVID JAMES PODAWILTZ and ALENE MARIE PODAWILTZ, hereinafter called grantor,  
not as tenants in common but with full rights all that real property situated in the  
County of Klamath, State of Oregon, described as: of survivorship

The East 550 feet of the West 2200 feet of Lot 16, Block 17, KLAMATH FALLS FOREST  
ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon.

\*\*\* AKA THOMAS A. PODAWILTZ and DAVID J. PODAWILTZ and ALENE M. PODAWILTZ,

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 \$ 1,500.00. 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 11<sup>th</sup> day of September, 19 85.

Mahlon G. Rohrbach  
Hilda Rohrbach

STATE OF OREGON, County of DESCHUTES )ss.

On this 11<sup>th</sup> day of September, 19 85.

Personally appeared the above named Mahlon G. Rohrbach and Hilda Rohrbach

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

Before me:

[Signature]  
Notary Public for Oregon

My Commission Expires: MAY 13, 1989

Mahlon G. and Hilda Rohrbach

GRANTOR'S NAME AND ADDRESS

Jerry C. Podawiltz, Thomas Allen  
Podawiltz, David James Podawiltz and  
Alene Marie Podawiltz

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry, Thomas, David + Alene Podawiltz  
c/o 4426 Rock Drive  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Jerry, Thomas, David + Alene Podawiltz  
c/o 4426 Rock Drive  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Deschutes

I certify that the within instrument was received for record on the 11 day of September, 19 85, at 11 o'clock AM, and recorded in book/reel/volume No. 1485 on page 15166 or as document/fee/file/instrument/microfilm No. 1485, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By [Signature]

Deputy

## EXHIBIT "A"

15167

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, restrictions as shown on the recorded plat of Klamath Falls Forest Estates Sycan Unit.
3. Reservations and conditions in the deed from the United States of America, Department of the Interior, etc., to Edward I. Mitchell, et al., recorded July 20, 1959 in Book 314 at page 291, Deed Records of Klamath County, Oregon.
4. Easement as disclosed by instrument:  
For : 50 feet for public road purposes  
Recorded : January 3, 1964  
Book : 350  
Page : 251  
Affects : Secs. 13, 14, 21 to 34, Twp 33 S., R 13 EWM.
5. Mineral rights in the name of Klamath Lumber & Box Co., as disclosed by Tax Rolls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of September A.D., 19 85 at 11:16 o'clock A M., and duly recorded in Vol. 17th day  
of Deeds on Page 15166

FEE \$9.00

By Evelyn Biehn County Clerk  
[Signature]