

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

LEWIS L. HAGELSTEIN and NONA B. HAGELSTEIN

convey(s) to KENNETH CLIFTON KNOWLES and JOAN KATHLEEN KNOWLES, husband and wifeCounty 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 contained in Exhibit "A" attached hereto

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 \$ 80,000.00. However, the actual consideration consists of other property or value given or promised which is the whole consideration (indicate when) (date between symbols) (do not apply here) 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 day of September, 19 85.

Lewis L. Hagelstein
Lewis L. Hagelstein
Nona B. Hagelstein
Nona B. Hagelstein

STATE OF OREGON, County of Klamath ss.On this 25th day of October, 19 85.

Personally appeared the above named Lewis L. Hagelstein and Nona B. Hagelstein, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Carole Peters
Notary Public for Oregon
My Commission Expires: 7-30-88

Lewis L. HagelsteinNona B. Hagelstein

GRANTOR'S NAME AND ADDRESS

Kenneth CliftonJoan Kathleen Knowles

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth C. & Joan K. Knowles

1212 N Santa Anita
Arcadia, CA 91006
NAME, ADDRESS, ZIP

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

Kenneth C. & Joan K. Knowles
1212 N. Santa Anita
Arcadia, CA 91006
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

EXHIBIT "A"

17423

A parcel of land situated in the N $\frac{1}{2}$ of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at the W $\frac{1}{2}$ corner of said Section 20; thence South 87° 42' 43" East along the East-West centerline of Section 20 a distance of 1121.67 feet to an iron pin found which marks the Northeasterly corner of 93.53 acre parcel and the true point of beginning; thence along the centerline of a 60 foot wide easement North 15° 30' 40" West a distance of 67.32 feet to an iron pin; thence North 26° 27' 44" West a distance of 160.39 feet to an iron pin; thence North 15° 54' 19" West a distance of 181.11 feet to an iron pin; thence North 19° 33' 36" West a distance of 225.32 feet to an iron pin; thence North 21° 28' 13" West a distance of 344.16 feet to an iron pin; thence North 28° 27' 04" West a distance of 602.44 feet to an iron pin; thence North 38° 09' 04" West a distance of 383.61 feet to an iron pin; thence North 37° 39' 39" West a distance of 282.43 feet to an iron pin; thence North 17° 42' 31" West a distance of 164.34 feet to an iron pin; thence, leaving said easement centerline North 46° 00' 54" East to a point on the centerline of the existing Old Fort Road, (60 feet wide); thence Easterly along said centerline to the point of intersection of the North line of said Section 20; thence, South 86° 42' 18" East along said North line of Section 20 to the point of intersection of the centerline of said Old Fort Road; thence, Southeasterly along the said centerline of Old Fort Road to the point of intersection of the East-West centerline of said Section 20; thence North 87° 42' 43" West along said East-West centerline of said Section 20 to an iron pin and the true point of beginning.

TOGETHER WITH a 1/4 interest in and to a well located 820 feet North and 220 feet West from SE corner of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, and reserving unto Grantors a 1/4 interest in said Well for use and benefit of other property as described in Certificate of Water Rights recorded in Volume 69 at page 9764. Grantees herein agree to assume their proper portion of that certain Service Contract with P. P. & L in connection with said well and pay proper costs and charges, on a pro-rated basis, as to their interests, under the terms and conditions as now instituted in said Contract.

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.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded: February 11, 1913 Book: 32 Page: 340
3. Easement, including the terms and provisions thereof,
for : Transmission Lines and appurtenances
Granted to : United States of America
Dated : February 12, 1952 Recorded: February 21, 1952
Book : 253 Page: 37 Affects: E $\frac{1}{2}$ W $\frac{1}{2}$ Sec. 20, Twp 37 S., R 9EWM
4. Easement, including the terms and provisions thereof,
For : Electric Transmission Line
Granted to : Pacific Power & Light Company
Dated : November 22, 1968 Recorded : December 13, 1968
Book : M-68 Page : 10815
Affects : E $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 20, Twp 37 S., R 9 EWM
5. Easement including the terms and provisions thereof,

Granted to : Clifford J. Emmich
Dated : December 21, 1973 Recorded: December 31, 1973
Book : M-73 Page: 16734
6. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
7. Subject to rules and regulations of Fire Patrol District

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 25th day
of _____ October _____ A.D., 19 _____ 85 at _____ 3:21 o'clock _____ P.M., and duly recorded in Vol. _____ M85
of _____ Deeds _____ on Page _____ 17422.

FEE \$9.00

Evelyn Biehn
By _____County Clerk
