

55389

M-29371

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 18470

VIOLET VINCENT

convey(s) to WILLIAM E. AKINS and DE ANN AKINS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE LEGAL DESCRIPTION AS SET OUT IN EXHIBIT "A"

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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" attached hereto
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

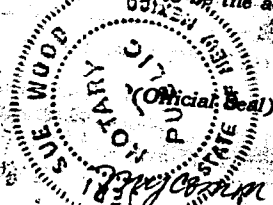
The true and actual consideration for this transfer is \$ 29,000.00.
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of November, 1985.

Violet Vincent
VIOLET VINCENT, by her Attorney in fact,
Thelma McKiddy

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON, NMCounty of Klamath SAN JUAN ss.On this the 12th day of November, 1985

THELMA MCKIDDY personally appeared
who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for
VIOLET VINCENT
that s/he executed the foregoing instrument by authority of and in behalf of said principal; and s/he acknowledged said instrument to be the act and deed of said principal.



Before me:

11-12-85
John Hood
(Signature)

John Hood
(Title of Officer)

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
William E Akins & De Ann Akins
Harrison Rt Box 75
Klamath Falls, Oregon 97601

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME TITLE
By _____ Deputy

EXHIBIT "A"

18471

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the Southwest corner of said Section 3; thence North 89° 04' East along the South line of said Section 3 a distance of 662.5 feet to the Westerly line of "Pelican Acres" Subdivision; thence Northerly along the Westerly line of "Pelican Acres" Subdivision a distance of 30.3 feet to the Northwest corner thereof; thence Easterly along the Northerly line of "Pelican Acres" Subdivision a distance of 619.1 feet, more or less, to the Northeast corner thereof; said point being on the Westerly line of the Klamath Falls-Rocky Point Highway and said point being Northerly a distance of 17.8 feet measured along the Easterly line of "Pelican Acres" Subdivision from the South line of said Section 3; thence Northerly along the Westerly line of the Klamath Falls-Rocky Point Highway a distance of 312.2 feet; thence South 89° 04' West parallel with the South line of said Section 3 a distance of 1281.5 feet, more or less, to the West line of said Section 3; thence South 0° 24' East along the West line of said Section 3 a distance of 330.0 feet, more or less to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of road and highways.
2. Agreement, including the terms and provisions thereof:
 Recording : Water levels of Upper Klamath Lake
 Between : Herbert Fleishacker and May Belle Fleishacker
 And : The California Oregon Power Company
 Recorded : January 25, 1924
 Book : 63
 Page : 459
3. Upaid taxes for 1985-1986 : 459
 Amount : \$189.53
 Account No. : 3606-333-400
 Key No. : 312030
- NOTE: This amount is subject to change according to the Klamath County Tax Office.
4. Subject to the rules and regulations of Fire Patrol District

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
 of November

FEE \$9.00

A.D., 19 85 at 11:16 o'clock A M., and duly recorded in Vol. M85
 of Deeds on Page 18470

By Evelyn Biehn
 County Clerk

Tom Smith