

ATC-8-29405

55999

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 19749

BERNARR WELCH and PHYLLIS A. WELCH, husband and wife  
convey(s) to RTA PATRICIA CORYELL, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED 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  
SEE ATTACHED EXHIBIT "A"

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

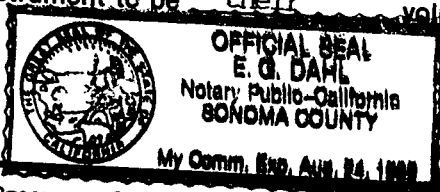
The true and actual consideration for this transfer is \$ 8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 27th day of November, 19 85.

X Bernarr Welch  
X Phyllis A. Welch

CALIFORNIA  
STATE OF ~~OREGON~~, County of SONOMA ss.  
On this the 27th day of Nov, 19 85.

Personally appeared the above named Bernarr Welch and Phyllis A. Welch  
Instrument to be their voluntary act and deed. and acknowledged the foregoing



Before me: E. G. Dahl  
Notary Public for  
My Commission Expires: Aug 24, 1988

Bernarr &amp; Phyllis A. Welch

GRANTOR'S NAME AND ADDRESS

Rita Patricia Coryell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rita Patricia Coryell

1419 Pine Grove Rd.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Rita Patricia Coryell

1419 Pine Grove Rd.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of SONOMA 33.

I certify that the within instrument was received for record on the 27th day of November, 19 85, at 8 o'clock PM, and recorded in book/reel/volume No. 19749 on page 55999 or as document/fee/file instrument/microfilm No. 19749 Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME TITLE

By E. G. Dahl Deputy

19750

EXHIBIT "A"

A parcel of land situated in the SW $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin from which the Northeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 9 bears North 00° 06' 40" East, 325.00 feet; thence South 00° 06' 40" West, 146.85 feet to a  $\frac{1}{2}$  inch iron pin; thence North 89° 27' 28" West, 328.33 feet; thence North 00° 10' 38" East, 27.26 feet to a  $\frac{1}{2}$  inch iron pin; thence North 00° 15' 01" East, 117.91 feet; thence South 89° 44' 59" East, 328.01 feet 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 streets, roads or highways.

2. An easement, including the terms and provisions thereof:

Dated : June 15, 1976  
Recorded : June 17, 1976  
Book : M-76 Page: 8958  
For : A non-exclusive easement for public roadway purposes

3. An easement, including the terms and provisions thereof:

Dated : June 2, 1976  
Recorded : June 17, 1976  
Book : M-76 Page: 3953  
For : A 10 foot easement for utility purposes to provide pipe access to irrigation ditch

4. Conditions and Restrictions in Deed:

Recorded : April 18, 1978  
Book : M-78 Page: 7477  
As follows : No mobile home or similar structure shall be installed or maintained on the property conveyed

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day -  
of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 85 at 3:45 o'clock P M., and duly recorded in Vol. 485  
of \_\_\_\_\_ Deeds on Page 19749

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ *Pam Smith*