

56308

ATC-8-29284

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

Vol. 1185 Page 20259

ROY D. HODGES and DACA VEE HODGES, husband and wife  
convey(s) to ROY D. HODGES and DACA V. HODGES, husband and wife, 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 \$ to clear title. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 11TH day of December, 19 85.

STATE OF OREGON, County of Klamath )ss.  
On this the 11TH day of December, 19 85.

Personally appeared the above named Roy D. Hodges and DACA Vee Hodges and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Susan  
Notary Public for Oregon  
My Commission Expires: 6-21-88

Roy D. &amp; DACA Vee Hodges

GRANTOR'S NAME AND ADDRESS

Roy D. &amp; DACA V. Hodges

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roy D. & DACA V. Hodges  
Rt. 5 Box 1153, Shady Pine Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Roy D. & DACA V. Hodges  
Rt. 5 Box 1153, Shady Pine Road  
Klamath Falls, Oregon 97601  
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

20260

EXHIBIT "A"

Beginning at the one quarter corner common to Sections 31 and 32 of Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North 89° 49' West for a distance of 1444.55 feet; thence North 1° 10' East 820 feet to the Southeast corner of the tract herein described; thence North 1° 10' East 502.2 feet to a point; thence North 89° 45' West 456 feet; thence South 30° 54' West 230 feet; to a point on the Easterly right of way of the Dalles-California Highway; thence Southerly along said right of way 302.63 feet, more or less, to a point; thence South 89° 49' East 563 feet, more or less, to the point of beginning.

LESS the following described parcel:

Starting from the above mentioned point of beginning; thence North 1° 10' West 204.38 feet to a point; thence South 89° 49' West 563 feet, more or less, to a point on the Easterly right of way of the Dalles-California Highway; thence Southerly along said right of way 304.63 feet, more or less, to a point; thence North 89° 49' East 563 feet, more or less, to a point of beginning.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Easements and right of way, including the terms and provisions thereof, given to The California Oregon Power Company, dated August 28, 1923, recorded August 29, 1923 in Book 61 at page 400, Deed Records. (Pole and wire along the East side of the Dalles-California Highways)
3. 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 \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 85 at 10:21 o'clock \_\_\_\_\_ the 13th day  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20259 \_\_\_\_\_ M85

FEE \$9.00

Evelyn Biehn, County Clerk  
By *Pam Smith*