

56497

Vol. m 85 Page 20581

**Aspen** 29448  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

KEITH L. MILLER and SANDRA J. MILLER, husband and wife  
hereinafter called grantor,  
convey(s) to FRED H. HUTCHISON and SHARLEEN R. HUTCHISON, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

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 \$ 62,000.00. 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 14<sup>th</sup> day of December, 19 85.

Keith L. Miller  
KEITH L. MILLER

Sandra J. Miller  
SANDRA J. MILLER

STATE OF OREGON, County of Marion )ss.  
December 14, 19 85.

Personally appeared the above named KEITH L. MILLER AND SANDRA J. MILLER

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

Before me:

Notary Public for STATE OF OREGON  
My Commission Expires: 9-26-87

Keith L. & Sandra J. Miller  
5517 Fernbrook Ct. S.  
Salem, Oregon 97306  
GRANTOR'S NAME AND ADDRESS

Fred & Sharleen Hutchison  
3810 Pine Grove Rd.  
Klamath Falls, Oregon 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal Savings and Loan  
2943 South Sixth Street  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

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/fel/fille/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

20582

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

Beginning at a 3/4 inch iron pipe marking the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 9; thence Southerly along the North-South center section line of said Section 9 a distance of 1960 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 646 feet, more or less, to the Westerly right of way line of the County Road; thence Northeasterly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning.

## EXCEPTING THEREFROM

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

Beginning at a 3/4 inch iron pipe marking the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 9; thence Southerly along the North-South center line of said Section 9 a distance of 2160 feet to the true point of beginning of this description; thence continuing Southerly along said North-South center section line 446 feet, more or less, to the Westerly right of way line of the County Road; thence Northeasterly along said Westerly right of way line to a point that bears East from the true point of beginning; thence West to the true point of beginning.

## SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

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

Dated : May 14, 1942  
Recorded : July 31, 1942  
Book : 149  
Page : 41  
In favor of : Pacific Telephone and Telegraph

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

Dated : February 14, 1963  
Recorded : May 22, 1963  
Book : 345  
Page : 422  
In favor of : Pacific Power and Light Company  
For : Pole and wire line

4. An easement, including the terms and provisions thereof,

Dated : July 12, 1960  
Recorded : August 30, 1960  
Book : 323  
Page : 202  
In favor of : The California Oregon Power Company  
For : Two anchors and guys.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 18th day  
of December A.D., 19 85 at 3:47 - o'clock P M., and duly recorded in Vol. 885  
of Deeds on Page 20581

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_