

58378

Aspen m-29586
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m86 Page 2882

AGNES V. ROLLENHAGEN

convey(s) to ROBERT H. PFEIFFER and BILLI JO PFEIFFER, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

The Easterly 970 feet of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of
 the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 35 South, Range 8 East of the
 Willamette Meridian, in the County of Klamath, State of Oregon.

"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 DEPART-
 MENT 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 PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those specifically set out on Exhibit "A" attached hereto and by this
reference made a part hereof asthough fully set forth herein.....
 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 \$22,500.00. However, the actual con-
 sideration consists of or includes other property or value given or promised which is the whole
 (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

In construing this deed and where the context so requires, the singular includes the plural.

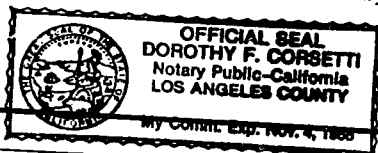
IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of February,
 19 86

Agnes V. Rollenhagen
 Agnes V. Rollenhagen

CALIFORNIA
 STATE OF OREGON, County of Los Angeles ss.
 February 11, 19 86.

Personally appeared the above named Agnes V. Rollenhagen

instrument to be her voluntary act and deed. and acknowledged the foregoing



Before me: Dorothy F. Corsetti
 Notary Public for State of California
 My Commission Expires: November 4, 1988

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Robert H. Pfeiffer
900 Henderson - #18
Sunnyvale, CA. 94086
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Robert H. Pfeiffer
900 Henderson - #18
Sunnyvale, CA. 94086
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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/film/film/
 instrument/microfilm No. _____,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

2883

• Rollenhagen/Pfeiffer

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads, and highways.
2. 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.
3. Subject to rules and regulations of Fire Patrol District.
4. Conditions and Restrictions in Deed:

Recorded	: October 20, 1978
Book	: M-78
Page	: 23662
Fee #	: 57084
As Follows	: Reserving unto grantor an undivided $\frac{1}{2}$ interest in and to all oil gas and mineral rights
5. Easement, including the terms and provisions thereof,

For	: ingress and egress for roadway easement
Granted to	: Peter H. Rollenhagen
Recorded	: April 19, 1983
Book	: M-83
Page	: 6040
Affects	: 16 foot wide strip of land
Re-recorded	: April 22, 1983
Book	: M-83
Page	: 6173
6. Easement, including the terms and provisions thereof

For	: Telephone line right of way easement
Granted to	: Telephone Utilities of Eastern Oregon, Inc.
Recorded	: August 3, 1984
Book	: M-84
Page	: 13278
Affects	: North 16 feet of the West 100 feet

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of February A.D. 19 86 at 3:19 o'clock P M., and duly recorded in Vol. M86 day
 of Deeds on Page 2882

FEE \$9.00

Evelyn Biehn
 By Bismutha W. Hetch County Clerk