

61385

M-29724

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

HOWARD EISEMANN and CONNIE EISEMANN, husband and wife, hereinafter called grantor,
convey(s) to MIKE HERRON and SUSAN HERRON, husband and wife
County of Klamath, State of Oregon, described as:

A portion of the NE $\frac{1}{4}$ of Section 28, Township 32 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Section 28, Township 32 South, Range 8 East of the Willamette Meridian; thence South along the East line of said Section 28 a distance of 1,630 feet; thence West and parallel to the North line of said Section 28 a distance of 800 feet; thence North and parallel to the East line of said Section 28 a distance of 1,630 feet to the North line of said Section 28; thence East along the North line of said Section 28 a distance of 800 feet to the point of beginning.

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 \$ 195,000.00.
consideration consists of or includes other property or value given or promised which does not constitute part of the consideration which is the subject of this deed. 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 6TH day of May, 19 86.

Howard Eisemann
Howard Eisemann
Connie Eisemann
Connie Eisemann

Washington
STATE OF OREGON, County of San Juan ss.
On this 12th day of May, 19 86.

Personally appeared the above named Howard Eisemann and Connie Eisemann, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Carol A. [Signature]
Notary Public for Castroville
My Commission Expires: May 1, 1990

Howard Eisemann	
Connie Eisemann	
GRANTOR'S NAME AND ADDRESS	
Mike Herron	
Susan Herron	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Mike & Susan Herron	
P.O. Box 392	
Chiloquin, OR 97624	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Mike & Susan Herron	
P.O. Box 392	
Chiloquin, OR 97624	
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/folio/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

EXHIBIT "A"

8297

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations, including the terms and provisions thereof, as set forth in Land Status Report:
 Recorded : October 20, 1958
 Book : 305
 Page : 86
3. Easements, created by instrument, including the terms and provisions thereof:
 Granted to : Midstate Electric Cooperative, Inc.
 For : 20 foot wide electric transmission line easements
 Dated : September 13, 1978
 Recorded : October 24, 1978
 Book : M-78
 Page : 23880
 Dated : May 6, 1980
 Recorded : May 21, 1980
 Book : M-80
 Page : 9297
4. No liability is assumed if Financing Statement is filed in the office of the County Recorder, wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.
5. Subject to rules and regulations of Fire Patrol District.
6. Consent agreement:
 Between : United States of America and Telephone Utilities of Eastern Oregon
 Recorded : April 12, 1983
 Book : M-83
 Page : 5499
7. Easement, including the terms and provisions thereof:
 Granted to : Telephone Utilities of Eastern Oregon
 For : The right to bury and maintain underground telephone facilities
 Recorded : September 13, 1983
 Book : M-83
 Page : 15528
8. Easement, including the terms and provisions thereof:
 Granted to : Telephone Utilities of Eastern Oregon
 For : The right to bury and maintain underground telephone Facilities
 Recorded : September 13, 1983
 Book : M-83
 Page : 15531
9. Easement, including the terms and provisions thereof:
 Granted to : Telephone Utilities of Eastern Oregon
 For : The right to bury and maintain underground telephone Facilities
 Recorded : September 13, 1983
 Book : M-83
 Page : 15584
10. Notice of Lis Pendens:
 Regarding : To establish the water rights appurtenant to each tract of land in the watershed of the Upper Williamson River and after establishment of such rights to enforce the same
 Dated : July 8, 1976
 Recorded : July 15, 1976
 Book : M-76
 Page : 10412
 Fee # : 16093
 Re-recorded in Book : M-76
 Page : 10769

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of May the 14th day
 of May A.D., 19 86 at 3:40 o'clock P M., and duly recorded in Vol. M86
 of Deeds on Page 8296

FEE \$14.00

Evelyn Biehn, County Clerk
 By Pat Smith