

61389

#M-29818  
**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M86 Page 8304

WILLIAM KEMPER  
convey(s) to PAUL H. NOEL and TERRY L. NOEL, 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  
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 \$ 47,150.00. However, the actual consideration 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 (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

IN WITNESS WHEREOF, the grantor has executed this instrument this 12<sup>th</sup> day of May, 19 86.

Lynette J. Nelson  
LYNETTE J. NELSON  
NOTARY PUBLIC - OREGON  
My Commission Expires 2-12-88

William Kemper

STATE OF OREGON, County of Washington  
On this the 12<sup>th</sup> day of May, 19 86.

Personally appeared the above named William Kemper  
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Lynette J. Nelson  
Notary Public for Oregon  
My Commission Expires: 2-12-88

William Kemper

GRANTOR'S NAME AND ADDRESS

Paul H. & Terry L. Noel

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Paul H. & Terry L. Noel  
4128 Hmedale Road  
City 97603

NAME, ADDRESS, ZIP  
Paul H. & Terry L. Noel  
4128 Hmedale Road  
City 97603  
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/fee/file/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"

8305

A piece or parcel of land situated in the South half of the Northwest quarter of the Southeast quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the center of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 28' West along the said roadway center line 1183.6 feet and South 00° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.6 feet; and running thence South 00° 16' East 120 feet to the true point of beginning; thence continuing South 00° 16' East 100 feet to a point; thence North 89° 28' East a distance of 168 feet to a point in the East boundary line of the said S½NW¼SE¼; thence North 00° 16' West along said boundary a distance of 100 feet to a point; thence South 89° 28' West a distance of 168 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Homedale Road.

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.
3. Covenants, easements and restrictions imposed by instrument recorded June 5, 1947 in Book 207 at page 199.
4. Mortgage, including the terms and provisions thereof, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded March 21, 1978 in Book M-78 at page 5419, which Grantees herein hereby assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ May \_\_\_\_\_ A.D., 19 86 at 3:40 o'clock P M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 8304

FEE \$14.00

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