

61502

Vol. 186 Page. 8496

M-29908

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

JAMES L. WILKINSON, who acquired title as
JAMES R. WILKINSON and WANDA LEE WILKINSON, husband and wife

convey(s) to HILARY GINESTAR and MARTHA GINESTAR, husband and wife, hereinafter called grantor,

all that real property situated in the
County of Klamath, State of Oregon, described as:

See Attached Exhibit "A" for Legal Description

"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 \$ 35,000.00. However, the actual consideration consists of ~~the property or value given or promised which is the whole or part of the consideration~~ the whole or part of the consideration ~~(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 16 day of May, 19 86.

STATE OF OREGON

County of Klamath

ss.

ath

James L. Wilkinson
James L. Wilkinson

Wanda Lee Wilkinson by James L. Wilkinson
Wanda Lee Wilkinson, by her Attorney in Fact, James L. Wilkinson

On this 16 day of May, A.D. 19 86, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared James L. Wilkinson to me known to be the individual described in and who executed the foregoing instrument for him self and as attorney in fact of Wanda Lee Wilkinson also therein described, and acknowledged to me that he signed and sealed the same as their voluntary act and deed and as the free and voluntary act and deed of the said Wanda Lee Wilkinson for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Wanda Lee Wilkinson is now living.

WITNESS my hand and official seal here to affixed, the day and year in this certificate above written.

Arlene P. Addington
Notary Public in and for the State of Oregon
My Commission Expires: 3-22-89

Form No. 9-13.1
(Previous Form No. CTI-125)

(ACKNOWLEDGMENT BY SELF AND AS ATTORNEY IN FACT.)

Box 743
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Hilary & Martha Ginestar
Box 743
City, 97603
NAME, ADDRESS, ZIP

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME TITLE
By Deputy

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon,

ALSO

Beginning at the Southeast corner of Lot 9, Section 19, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian; thence West along the South line of said Lot 9, 200 feet; thence North at right angles to the South line of said Lot 9 to Lost River; thence Southeasterly along Lost River to the East line of Lot 9; thence South along said East line to the point of beginning.

EXCEPTING THEREFROM

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin in the old fence line marking the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 19, said point being East a distance of 1802.0 feet and South a distance of 133.3 feet from the USBR brass cap marking the Section corner common to Sections 13 and 24, Township 39 South, Range 10 East of the Willamette Meridian, and also marking the West line of said Section 19; thence South along the fence line marking the East boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 19 a distance of 252.9 feet to an iron pin on the Northeasterly boundary of the County Road; thence North 24° 40' West along said Northeasterly boundary a distance of 242.1 feet to an iron pin; thence North a distance of 151.9 feet to an iron pin; thence East a distance of 220.0 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. An easement, including the terms and provisions thereof,
 Dated : April 15, 1935
 Recorded : May 23, 1935
 Book : 104 Page: 568
 In favor of : California Oregon Power Company
 For : Electric transmission line and all purposes connected therewith over Lots 9 and 10, Sec. 19, Twp 39 S., R 11 $\frac{1}{2}$ EWM and other property.
5. Subject to right of way for South Poe Valley Road and the F Canal as disclosed by the Klamath County Assessor's Office Map.
6. Right, title or Interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Lost River and public rights of fishing and recreation in and to the shoreline of said river.
7. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of May of May A.D., 19 86 at 11:22 o'clock A M., and duly recorded in Vol. M86 day 19th of Deeds on Page 8496

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]