

62902



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

Vol. MS80 Page 10991

LLOYD EDMOND HYATT and BARBARA RAE HYATT, husband and wife
convey(s) to HERBERT W. CARLS and NORMA R. CARLS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Commencing at the Southquarter corner of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 89° 53' 10" East along the South line of Section 32 a distance of 370.00 feet to the true point of beginning; thence continuing North 89° 53' 10" East along said South line a distance of 953.25 feet to the East 1.16 corner of Section 32; thence North 00° 09' 01" East along the East line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, a distance of 930.20 feet; thence North 89° 46' 23" West a distance of 954.74 feet; thence South 00° 03' 30" West a distance of 935.87 feet to the true 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
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 \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} 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 23rd day of JUNE, 19 86.

Lloyd Edmond Hyatt
Barbara Rae Hyatt

STATE OF OREGON, County of KLAMATH
JUNE 23, 19 86) ss.

Personally appeared the above named Lloyd Edmond Hyatt and Barbara Rae Hyatt
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Ronald J. Tucker
Notary Public for Oregon
My Commission Expires: 10-13-86

Lloyd Edmond + BARBARA RAE HYATT
P.O. Box 220
MERRILL, OR 97633

GRANTOR'S NAME AND ADDRESS

HERBERT W. + NORMA R. CARLS
RT 1 Box 604A
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

2943 South Sixth Street

Klamath Falls, OR 97601 be sent to the following address.

SHASTA BRANCH

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

2943 South Sixth Street

Klamath Falls, OR 97601

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

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Rights of the public in and to any portion of the above described property lying within the limits of public roads and highways.
3. 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."

4. An easement, including the terms and provisions thereof:
 Dated : August 31, 1973
 Recorded : September 11, 1973
 Book : M-73
 Page : 12219
 In favor of : Klamath Basin Improvement District
 For : A 50 foot wide drainage canal
5. An easement, including the terms and provisions thereof:
 Dated : August 29, 1977
 Recorded : November 14, 1977
 Book : M-77
 Page : 21912
 In favor of : Pacific Power & Light Company
 For : A 10 foot wide electric transmission line easement

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of June A.D., 19 86 at 11:04 o'clock A M., and duly recorded in Vol. 24th day
 of Deeds on Page 10991 M86

FEE \$14.00

Evelyn Biehn, County Clerk
 By *[Signature]*