

63611

Aspen 30051
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 186 Page 12258

DOUGLAS D. WHITE and MARY ELLEN WHITE, husband and wife
 convey(s) to WILLIAM A. SUTFIN and MARGARET A. SUTFIN, 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
 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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the
 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 11 day of July 19 86.

STATE OF OREGON, County of Klamath
 July 11, 19 86

Personally appeared the above named Douglas D. White and Mary Ellen White
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Charlene J. Tucker
 Notary Public for Oregon
 My Commission Expires: 12-16-88

White

GRANTOR'S NAME AND ADDRESS

Sutfin, William A. & Margaret A
 13880 Springlake Rd
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
 PO Box 5270
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
 PO Box 5270
 Klamath Falls, OR 97601

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.

NAME

By _____

TITLE

Deputy

EXHIBIT "A"

12259

The East 295 feet of the following described real property in the County of Klamath, State of Oregon:

A parcel of land situate in the $N\frac{1}{2}SE\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of said Section 10, said point being in the centerline of the County Road; thence South $89^{\circ} 45' 43''$ West, 1000.15 feet to a $5/8$ inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South $16^{\circ} 34' 00''$ West, 70.04 feet; thence continuing along said ditch, South $07^{\circ} 18' 08''$ East 223.92 feet; thence continuing along said ditch, South $07^{\circ} 13' 15''$ West 44.56 feet to a $5/8$ inch iron pin on the South line $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of said Section 10; thence leaving said ditch North $89^{\circ} 45' 19''$ East, 996.96 feet to the Southeast corner $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$; thence North $00^{\circ} 03' 04''$ East, along the East line of said Section 10, 333.32 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 30.00 feet lying within the County Road and ALSO EXCEPTING THEREFROM a 30 foot strip along the North boundary for ingress and egress purposes.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
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. Easement for irrigation ditch as set out in agreement between Eliza M. Zuimby and J. C. Ferguson, dated June 5, 1912, recorded June 5, 1912 in Volume 37 at page 322, Deed Records.
5. Acceptance of terms and conditions of Reclamation Extension Act of August 13, 1914, executed by James W. Jory to United States recorded October 31, 1914 in Volume 42 at page 592, Deed Records.
6. Release of damage occasioned by overflow or seepage of water of Melhase-Ryan Sump, executed by Thomas G. Quimby and Stella May Quimby, to Klamath Irrigation District, dated June 25, 1924, recorded July 7, 1924 in Volume 64 at page 291, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ July _____ A.D., 19 _____ 86 at _____ 10:59 o'clock _____ A.M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 12258.

FEE \$14.00

Evelyn Biehn, County Clerk

By _____