

63900

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

Vol. M86 Page 12777

JAMES S. MC FADDEN and BETTY E. MC FADDEN, husband and wife
convey(s) to ARTHUR J. WHEELER, 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 \$ 20,000.00. 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

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 14th day of July, 19 86.

Betty E. McFadden
James S. McFadden

STATE OF OREGON, County of Klamath) ss.
On this 14th day of July, 19 86.

Personally appeared the above named James S. McFadden and Betty E. McFadden, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: DucanNotary Public for OregonMy Commission Expires: June 20, 88

James S. & Betty E. McFadden
2041 Carrister
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Arthur J. Wheeler
Box 94
Bluff, Oregon 97622
GRANTEE'S NAME AND ADDRESS

After recording return to:

Arthur J. Wheeler
Box 94
Bluff, Oregon 97622
NAME, ADDRESS, ZIP

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

Arthur J. Wheeler
Box 94
Bluff, Oregon 97622
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/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

By _____ TITLE _____
Deputy

EXHIBIT "A"

12778

A portion of Lot 9, Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, in the County of Klamath, State of Oregon, more particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54° 02' 28" East a distance of 1200 feet from the most Westerly corner thereof; thence North 35° 57' 32" East to a point on the Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh, recorded September 20, 1971 in Volume M-71 at page 9973, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the limits of the County Road described in Book 350 at page 251, Deed Records of Klamath County, Oregon.

Subject to:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Sycan Unit.
2. Reservations of 50% of all mineral rights, including the terms and provisions thereof as disclosed by instrument: dated November 12, 1962 and recorded November 23, 1962 in Book: 341 at page: 478 reserved by Klamath Lumber & Box Co., Inc.
3. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ July _____ A.D., 19 _____ 86 at _____ 10:49 o'clock _____ A _____ M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page _____ 12777.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____