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Aspen m 29989
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1186 Page 12896

ROBERT E. HALL and JANICE K. HALL, husband and wife, hereinafter called grantor,
 convey(s) to COWELL H. BARNSTABLE and NITA B. BARNSTABLE, husband and wife
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

1986 JUL 23 PM 2 50

"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 \$ 79,900.00. *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 23 day of July, 19 86.

STATE OF OREGON, County of Klamath ss.

On this the 23rd day of July, 19 86.

Personally appeared the above named Robert E. Hall and Janice K. Hall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89

Robert E. & Janice K. Hall

GRANTOR'S NAME AND ADDRESS

Cowell H. & Nita B. Barnstable

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cowell H. & Nita B. Barnstable

10581 Powell

Keno, OR 97627

NAME, ADDRESS, ZIP

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

Cowell H. & Nita B. Barnstable

10581 Powell

Keno, OR 97627

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

NAME

TITLE

By _____

Deputy

FORM 685-2.5M

EXHIBIT "A"

12897

A tract of land situated in the E $\frac{1}{4}$ SE $\frac{1}{4}$, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of that tract of land described in Deed Volume M-77 at page 22478, as recorded in the Klamath County Deed Records, said point located South 00° 09' 58" East 850.01 feet and South 68° 18' 48" East 390.82 feet from the center 1/16 corner of said Section 36; thence continuing South 68° 18' 48" East 119.65 feet to the most Southerly point of the tract of land described in said Deed Volume M-77 at page 22478; thence South 18° 15' 02" East (South 18° 15' 57" East by D. V. M-75 at page 5012) 372.92 feet; thence North 89° 35' 00" West (North 89° 35' 55" West by D.V. M-75 at page 5012) 228.16 feet; thence North 00° 01' 34" East (North 00° 00' 39" East by D. V. M-75 at page 5012) 30.00 feet; thence continuing North 00° 01' 34" East 366.72 feet to the point of beginning.

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. Easement, including the terms and provisions thereof, in favor of Edward Carey Brennan, recorded February 7, 1978 in Book M-78 at page 2192 and recorded to correct legal June 26, 1978 in Book M-78 at page 13594.
3. Easement, including the terms and provisions thereof, in favor of Edward Carey Brennan, recorded February 7, 1978 in Book M-78 at page 2195.
4. Trust Deed, including the terms and provisions thereof, in favor of Klamath First Federal Savings & Loan Association, recorded August 4, 1978 in Book M-78 at page 17014, which Grantees herein hereby assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ July _____ A.D., 19 86 at 2:50 o'clock P M., and duly recorded in Vol. _____
of _____ Deeds _____ on Page 12896 N86

FEE \$14.00

Evelyn Biehn,
By _____ County Clerk