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#M30112
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 13041

RICHARD W. AUGUSTSON and BONNIE E. AUGUSTSON, husband and wife
 convey(s) to BERNIE O. ACHLEITHNER, 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 \$ 48,000.00. 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)

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 25th day of July, 19 86.

Richard W. Augustson
Bonnie E. Augustson

STATE OF OREGON, County of Klamath)ss.
 On this 25th day of July, 19 86.

Personally appeared the above named Richard W. Augustson and Bonnie E. Augustson
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Barlene D. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Richard W. and Bonnie E. Augustson
 GRANTOR'S NAME AND ADDRESS
Bernie O. Achleithner
 GRANTEE'S NAME AND ADDRESS
 After recording return to:
Bernie O. Achleithner
Rt. 5, Box 1205
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address.
Bernie O. Achleithner
Rt. 5, Box 1205
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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 _____ TITLE _____
 By _____ Deputy

EXHIBIT "A"

13042

PARCEL 1:

A tract of land situated in Lot 3, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeasterly corner of Lot 41, First Addition to Algoma, Oregon, said point being on the Southeasterly right of way line of the Old Dalles-California Highway; thence South 4° 44' East along the Easterly line of Lots 41 and 40, First Addition to Algoma, Oregon, a distance of 224.2 feet; thence North 79° 30' East a distance of 119.45 feet and North 60° 30' East a distance of 200.0 feet; thence South 89° 04' 30" East a distance of 304.7 feet; thence North 39° 30' 30" East a distance of 47.4 feet; thence North 57° 31' 30" West to the Southeasterly right of way line of the Old Dalles-California Highway; thence Southwesterly along said right of way line to the point of beginning.

PARCEL 2:

Lot 41 in FIRST ADDITION TO ALGOMA, in the County of Klamath, State of Oregon.

PARCEL 3:

Beginning at a point North 56° 30' West 525 feet from the Northeast corner of Lot 4, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 23° 30' East 321.5 feet; thence North 89° 30' West 385 feet; thence North 7° 45' West 175 feet; thence North 79° 30' East 107 feet; thence North 60° 30' East 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 60 feet (as measured along the North and South lines).

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Perpetual right, privilege and easement to raise and lower water of Klamath Lake, granted to Pacific Power and Light Company, in instrument recorded March 13, 1950 in Deed Volume 91 at page 78.
3. Subject to the effect of the provisions in Warranty Deed recorded August 25, 1944 in Deed Volume 168 at page 242.
4. Easement in favor of Hal C. Cline, et ux., recorded July 13, 1962 in Book 338 at page 631.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of July A.D., 19 86 at 1:49 o'clock P.M., and duly recorded in Vol. M86
of Deeds on Page 13041
By Evelyn Biehn, County Clerk

FEE \$14.00