

ATC-8-30058

Vol. 186 Page 13163

64097

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JEANNINE M. SEMONE, who acquired title as JEANNINE M. HURLBURT, hereinafter called grantor,
convey(s) to NANCY R. TROY all that real property situated in the
County of Klamath, State of Oregon, described as:

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 \$ 6,200.00. 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 22nd day of July,
19 86.

Jeannine M. Semone

WASHINGTON
STATE OF OREGON, County of Clark ss.

On this the 22nd day of July, 19 86.

Personally appeared the above named Jeannine M. Semone, who acquired title as Jeannine M. Hurlburt and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for

Washington

My Commission Expires: May 31, 1987

Jeannine M. Semone

GRANTOR'S NAME AND ADDRESS

Nancy R. Troy

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nancy R. Troy

308 Summit Station Road

Arroyo Grande Calif. 93420

NAME, ADDRESS, ZIP

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

Nancy R. Troy

308 Summit Station Road

Arroyo Grande Calif. 93420

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

59 AM 10 22

13164

EXHIBIT "A"

A portion of a tract of land situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The Easterly 230 feet of property described as beginning at a point on the East right of way line of a public road, said point being North 89° 48' 10" East a distance of 60.00 feet South 00° 16' 52" West a distance of 785.00 feet from the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 34; thence South 00° 16' 52" West along the East right of way line of said road, a distance of 362.50 feet; thence East a distance of 603.85 feet; thence North a distance of 362.50 feet; thence West a distance of 602.07 feet; more or less to the point of beginning.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 86 at 10:59 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 13163

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]