

OK ASPEN M-30061

64282

WARRANTY DEED

Vol. 1180

Page 13507

KNOW ALL MEN BY THESE PRESENTS, That SPRING CREEK HOME & LAND, INC., An Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FORREST D. EPPERSON and LINDA EPPERSON, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 2, SADDLE MOUNTAIN ESTATES, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Those set out in Exhibit "A" attached hereto

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of July, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

SPRING CREEK HOME &amp; LAND, INC.

BY: Richard R. Kopczak

STATE OF OREGON,

County of Klamath ss.  
1986

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ss.  
July 28, 1986Personally appeared Richard R. Kopczak and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

SPRING CREEK HOME &amp; LAND, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for OregonMy commission expires: 6-21-88

(If executed by a corporation, affix corporate seal)

Spring Creek Home &amp; Land, Inc.

P.O. Box 361  
Chiloquin, Oregon 97624  
GRANTOR'S NAME AND ADDRESSForrest D. Epperson  
Linda EppersonHC 30 Box 70-H  
Chiloquin, Oregon 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Forrest D. &amp; Linda Epperson

HC 30 Box 70-H  
Chiloquin, Oregon 97624  
NAME, ADDRESS, ZIP

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

Forrest D. & Linda Epperson  
HC 30 Box 70-H  
Chiloquin, Oregon 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28 day of July, 1986, at 6 o'clock P.M., and recorded in book/reel/volume No. 1180 on page 13507 or as fee/file/instrument/microfilm/reception No. 1180-13507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Richard R. Kopczak DeputySPACE RESERVED  
FOR  
RECORDER'S USE

EXHIBIT "A"

13508

Subject To:

1. Conditions, restrictions as shown on the recorded plat of Saddle Mountain Estates.
2. Subject to rules and regulations of Fire Patrol District
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:  
Recorded : March 15, 1977  
Book : M-77  
Page : 4361
4. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Volume 306 at page 596; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at Page 371, All in Deed Records of Klamath County, Oregon.
5. An easement, including the terms and provisions thereof:  
Recorded : March 21, 1960  
Book : 319  
Page : 561  
In favor of : Pacific Gas Transmission Company, a California Corporation  
For : Pipeline over the SW $\frac{1}{4}$  Sec. 13 and the NE $\frac{1}{4}$  of Sec. 24, Twp 35 S., R 9 EWM
6. An easement, including the terms and provisions thereof:  
Dated : February 18, 1960  
Recorded : March 21, 1960  
Book : 319  
Page : 561  
In favor of : Pacific Gas Transmission Company, A California Corporation  
For : Pipeline or lines over SW $\frac{1}{4}$ , Sec. 13, and NE $\frac{1}{4}$  of Sec. 24, Twp 35 S., R 9 EWM
7. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 306 at page 712, Deed Records, (SW $\frac{1}{4}$  Sec. 13, Twp 35 S., R. 9 EWM)
8. An easement, including the terms and provisions thereof:  
Recorded : November 25, 1958  
Book : 306  
Page : 712  
In favor of : Klamath County  
For : Braymill-Sprague River Road (SW $\frac{1}{4}$  Sec. 13, Twp 35 S., R. 9 EWM)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July A.D., 19 86 at 3:41 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 13507

FEE \$14.00

Evelyn Biehn, County Clerk  
By [Signature]