

64360

ATC-8-20136

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

Vol. 1880 Page 13629

AILEEN ARNOLDI

convey(s) to HARVEY BEENEXCounty of Klamath

, hereinafter called grantor,

, 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 \$ 24,477.51. 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) the whole  
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 1st day of August, 19 86.

Aileen Arnoldi

STATE OF OREGON, County of Klamath )ss.  
On this the 1st day of August, 19 86.

Personally appeared the above named Aileen Arnoldi  
instrument to be her voluntary act and deed.

Before me:

Diana  
Notary Public for Oregon  
My Commission Expires 6-2-88

Aileen Arnoldi

GRANTOR'S NAME AND ADDRESS

Harvey Beeney

P.O. Box 1164

Klamath Falls, Oregon 97601

After recording return to:

Harvey Beeney

P.O. Box 1164

Klamath Falls, Oregon 97601

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

Harvey Beeney

P.O. Box 1164

Klamath Falls, Oregon 97601

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

Beginning at an iron pin which marks the Northwest corner of the Michael Tract described on page 557 in Volume 66 of Deed Records of Klamath County, Oregon, and which pin lies East along the 40 line a distance of 1,062 feet from the iron pin in rock mound which marks the Northwest corner of the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 115 East of the Willamette Meridian, and running thence South along the West line of said Michael Tract, a distance of 74.4 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence, Northeasterly along said Northerly right of way line of said highway a distance of 106.4 feet to an iron pin; thence North, parallel to the West line a distance of 17.5 feet to an iron pin on the 40 line; thence West along said 40 line a distance of 100.00 feet, more or less, to the point of beginning.

TOGETHER WITH a strip of land 20 feet wide along the North line of said property; said tract in the Southwest quarter of the Northwest quarter of Section 34, Township 38 South, Range 115 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Trust Deed in favor of Orin G. Kirk, recorded September 5, 1985 in Book M-85 at page 14213, which Grantee herein hereby assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 1st day  
of \_\_\_\_\_ August \_\_\_\_\_ A.D., 19 86 at 3:34 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 13629.

FEE \$14.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_