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#S30094

Vol. 1880 Page 13882

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

NELLIE M. SMITH and AARON W. O'DONNELL, not as tenants in common but with the right of survivorship convey(s) to VINCENT J. GROGAN and GAYLE M. GROGAN, husband and wife, hereinafter called grantor,

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 \$ 23,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration.

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 28th day of July, 19 86.

Nellie M. Smith
Nellie M. Smith

Aaron W. O'Donnell
Aaron W. O'Donnell

TEXAS
STATE OF OREGON, County of Rumels)ss.

On this the 28th day of July, 19 86.

Personally appeared the above named Nellie M. Smith

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

Before me: Cheryl Hoelscher
Notary Public for Texas
My Commission Expires: Feb. 4, 1989

Nellie M. Smith & Aaron W. O'Donnell

GRANTOR'S NAME AND ADDRESS

Vincent J. & Gayle M. Grogan

GRANTEE'S NAME AND ADDRESS

After recording return to:
Vincent J. & Gayle M. Grogan
1400 Lakeshore Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Vincent J. & Gayle M. Grogan
1400 Lakeshore Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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 _____ of 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

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 1020 feet to the South-west corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence South parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 100 feet to the place of beginning, EXCEPTING the West 25 feet thereof, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. An easement for irrigation lateral as disclosed by Deed recorded April 8, 1948 in Deed Volume 219 at page 80.
4. Any improvement located upon the insured property which constitutes a mobile home as defined by Chapter 801.340, ORS, is subject to registration and taxation as therein provided and as provided by Chapter 308, ORS.

TO 1844 CA (8-74)

(Individual)

STATE OF CALIFORNIA

COUNTY OF Ventura } ss.On August 4th, 1986

State, personally appeared

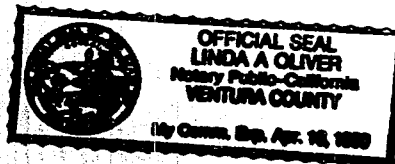
before me, the undersigned, a Notary Public in and for said

AARON W. O'DONNELL

to be the person whose name is known to me
to the within instrument and acknowledged that He
executed the same.

WITNESS my hand and official seal.

Signature

Linda A Oliver

(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of AugustA.D., 19 86

at

3:32

o'clock P

M., and duly recorded in Vol.

6th day

of

Deed: 13882

on Page

13882

M86

FEE \$14.00

Evelyn Biehn,
By

County Clerk

[Signature]