



#S30173

Aspen
TITLE & ESCROW, INC.Vol. 188 Page 15741

65453

WARRANTY DEED (INDIVIDUAL)

CHARLES MORTENSEN and JEAN MORTENSEN, husband and wife

convey(s) to JOSEPH H. MC INTYRE and SONDR H. MC INTYRE, husband and wife, 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 \$ 82,500.00. 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 19th day of August, 19 86.

Charles Mortensen
Jean Mortensen

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

Personally appeared the above named Charles Mortensen and Jean Mortensen
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Susan
Notary Public for Oregon
My Commission Expires: 6-21-88

Charles & Jean Mortensen

GRANTOR'S NAME AND ADDRESS

Joseph H. & Sondra H. McIntyre

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph H. & Sondra H. McIntyre

1140 Madison Ave.

City, 97603

NAME, ADDRESS, ZIP

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

Joseph H. & Sondra H. McIntyre

1140 Madison Ave.

City, 97603

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 _____ 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

EXHIBIT "A"

15742

A portion of that parcel of land recorded in Volume 272 at page 359, Deed Records of Klamath County, Oregon, described therein as the East Half of Tract 72, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

EXCEPT THEREFROM that portion more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pipe marking the most Northeasterly corner of said Tract 72 of Fair Acres Subdivision No. 1; thence South along the East boundary of same, a distance of 137.17 feet to a $\frac{1}{2}$ inch iron pipe; thence South $89^{\circ} 50\frac{1}{2}'$ West parallel with the North boundary of said Tract 179.33 feet, to a $\frac{1}{2}$ inch iron pipe; thence North parallel with aforesaid East boundary 64.45 feet to a $\frac{1}{2}$ inch iron pipe; thence South $89^{\circ} 50\frac{1}{2}'$ West parallel with aforesaid North boundary of said Tract a distance of 479.67 feet to a $\frac{1}{2}$ inch iron pipe on the West boundary of the East half of aforesaid Tract 72; thence North $0^{\circ} 11\frac{1}{2}'$ East along said West boundary to a $\frac{1}{2}$ inch iron pipe marking the Northwest corner thereof; thence North $89^{\circ} 50\frac{1}{2}'$ East along the North boundary of said Tract, 658.76 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
3. Reservations in deed recorded July 26, 1940 in Book 130 at page 573.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 86 at 11:54 o'clock A M., and duly recorded in Vol. M86 day
of _____ Deeds on Page 15741.

FEE \$14.00

By Evelyn Biehn, County Clerk
[Signature]