



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m86 Page 15763

JOHN W. PATTON, as to an undivided $\frac{1}{2}$ interest and HARRY W. PATTON, as to an undivided $\frac{1}{2}$ interest convey(s) to JOHN D. NITSCHKE and LYLE H. NITSCHKE, not as tenants in common but with full rights of survivorship County of Klamath, State of Oregon, described as: all that real property situated in the

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying West of Old Oregon Trunk Railroad right of way.

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." *L.H.N.*

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 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 \$ 6,000.00. 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) part of the IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of August, 19 86.

CALIFORNIA
STATE OF OREGON, County of Los Angeles
On this the 22 day of August, 19 86.

Personally appeared the above named Harry W. Patton and acknowledged the foregoing instrument to be his voluntary act and deed.



OFFICIAL SEAL
E L MIKE GALBRAITH
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires NOV 4, 1988

Before me: E. L. Mike Galbraith
Notary Public for California
My Commission Expires: Nov 4 1988

John W. & Harry W. Patton

GRANTOR'S NAME AND ADDRESS

John D. & Lyle H. Nitschke

GRANTEE'S NAME AND ADDRESS

After recording return to:

John D. & Lyle H. Nitschke
376 N. Combs Flat Rd.
Prineville, OR 97754
NAME, ADDRESS, ZIP

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

John D. & Lyle H. Nitschke
376 N. Combs Flat Rd.
Prineville, OR 97754
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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 _____ or 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

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EXHIBIT "A"

SUBJECT TO:

1. 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.
3. An easement in favor of The Pacific Telephone and Telegraph Company recorded December 3, 1928 in Book 82 at page 637.
4. Subject to right of ingress and egress as disclosed by Warranty Deed recorded December 11, 1972 in Book M-72 at page 14120.
5. Easement in favor of Gary L. Burbank and Ruth M. Burbank, recorded April 25, 1985 in Book M-85 at page 5966.
6. Easement in favor of Gary L. Burbank and Ruth M. Burbank, recorded April 25, 1985 in Book M-85 at page 5968.

STATE OF OREGON,

County of Klamath } ss.

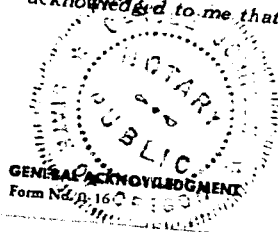
BE IT REMEMBERED, That on this 2nd day of September, 19 86, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John W. Patton

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Charles Johnson
Notary Public for Oregon.

My Commission expires 1-15-90



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D. 19 86 at 3:58 o'clock P. M., and duly recorded in Vol. M86
of _____ Deeds on Page 15763.

FEE \$14.00

Evelyn Biehn, County Clerk
By *Ram Smith*