


65938

Vol. 186 Page 16579


Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

M-30300

HILDA E. CROUSE

, hereinafter called grantor,
convey(s) to RONALD O. CASEY and LESLIE C. BARRETT, not as tenants in common, but with
full rights of survivorship all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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."

RC
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
THOSE set out in Exhibit "A" attached hereto

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 \$ 18,500.00
~~THE TRUE AND ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$ 18,500.00. THE GRANTOR HAS RECEIVED THE WHOLE CONSIDERATION AND NO PART OF THE SAME IS TO BE PAID TO ANY OTHER PERSON OR ENTITY. THE GRANTOR HAS RECEIVED THE WHOLE CONSIDERATION AND NO PART OF THE SAME IS TO BE PAID TO ANY OTHER PERSON OR ENTITY.~~

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 12 day of September,
19 86.

Hilda E. Crouse by her attorney in fact

Susan Callies
HILDA E. CROUSE, by her attorney-in-fact
SUSAN CALLIES

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

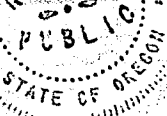
County of Klamath

On this the 12th day of September, 19 86 personally appeared

SUSAN CALLIES

who, being duly sworn (or affirmed), did say that he is the attorney in fact for and
HILDA E. CROUSE
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

(Official Seal)



Before me:

Marlene Y. Addington
(Signature)

My Commission Expires: 3-22-89
(Title of Officer)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald O. Casey & Leslie C. Barrett
P.O. Box 736
Chiloquin, OR 97624

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

Ronald O. Casey & Leslie C. Barrett
P.O. Box 736
Chiloquin, OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

at 1 o'clock M., and recorded
in book/reel/volume No. 186 on
page 16579 or as document/teefile/
instrument/microfilm No. 186-16579
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

NAME _____ TITLE _____
By _____ Deputy

FORM 885-2.9M

'86 SEP 15 AM 10 42

EXHIBIT "A"

16580

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more Particularly described as follows:

Beginning at a point which is 293.88 feet South along the quarter line from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89° 49' West a distance of 460.15 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence South 6° 02' West along said Easterly right of way line a distance of 94.2 feet to a point; thence South 89° 49' East a distance of 470.02 feet to a point on the Northeast quarter line of said Section 7; thence North along said Northeast quarter line a distance of 93.7 feet to the point of beginning.

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. The terms and conditions in the agreement wherein the right of way was granted to the California Oregon Power Company, for pole and wire line, recorded August 29, 1923 in Book 61 at page 400, Deed Records.
3. Taxes set forth herein include Veterans' Exemption. If property is conveyed to person or persons not eligible for such exemption, reassessment will be made.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ September _____ A.D., 19 86 at 11:42 o'clock A M., and duly recorded in Vol. _____ the 15th day
of _____ Deeds on Page 16579 M86

FEE \$14.00

Evelyn Biehn, County Clerk
By _____