

M-30233



DONALD A. CLAUNCH and ZINA E. CLAUNCH, husband and wife

convey(s) to \_\_\_\_\_\_ ROBERT C. WHITE and MARIE C. WHITE, husband and wife hereinafter called grantor, County of all that real property situated in the 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 DEPART. MENT TO VERIFY APPROVED USES."Y PCOT LIGOD

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 PLAN-

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except THOSE SET OUT ON 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 \$\_65,875.67 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 <u>16</u> day of <u>September</u>

19 \_\_\_\_86\_\_.

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Personally appeared the above named

instrument to be

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voluntary act and deed.

and acknowledged the foregoing

1683

Before me:

Notary Public for My Commission Expires:

Zina E. Claunch	STATE OF OREGON,	
GRANTOR'S NAME AND ADDRESS	County of	85.
Robert C. White	I certify that the within inst	
Marie C. White	was received for record on the	day
GRANTEE'S NAME AND ADDRESS	. 19	
fter recording return to:		corded:
Robert C. and Marie C. White 7339 Reeder Road	SPACE RESERVED IN book/reel/volume No FOR page or as document/fit RECORDER'S USE Instrument/microfilm No	olfilal
Klamath Falls, Oregon 97603	Record of Deeds of said county	,
till a change is requested all tax statements shell be sent to the following address.	Witness my hand and seal of C	ounty
AS ABIVE	affixed.	
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	NAME	
NAME, ADDRESS, ZIP	Bu A	eputy

## 16835 PARCEL 1:

A tract of land situated in the Southwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: 16834

Beginning at an iron pin on the East boundary of the County Road, said point being South 1,216 feet and East 35 feet from the West said point being south 1,210 feet and East 35 feet from the West quarter corner of said Section 20; thence South, along the East boundary of the County Road, 200 feet to an fron pin; thence East 269 feet to an iron pin on the Southwest boundary of K.I.D. No. 2 Drain; thence North 27° 20' West, along the Southwest boundary of K.I.D. No. 2 Drain, 225.2 feet to an iron pin; thence West 165.3 feet, more or less, to the point of beginning.

## PARCEL 2:

Beginning at the Southwest corner of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence Northerly 1561.35 feet; thence Easterly to Klamath Irrigation District Drainage No. 2 boundary; thence South-easterly, along the K.I.D. Drainage No. 2 boundary, to the South boundary line of said Section 20; thence Westerly to the point of

EXCEPTING THEREFROM that certain tract of land, conveyed to Duane Blackman and Darlene Blackman, his wife, by deed dated May 27, 1959, and recorded in Volume 312 at page 646, Klamath County Deed Records.

SUBJ	JECT TO:
1.	Regulations, including levies, assessments, water and irrigation rights
	and easements for ditches and canals, of Klamath Irrigation District.
2.	Rights of the public in and to any portion of the described property
	lying within the limits of roads or highways.
3.	An easement, including the terms and provisions thereof:
	Dated : May 25, 1916
	Recorded : July 10, 1916
	Book : 45 Page : 628
	In Favor of : United States of America
4.	Mortgage, including the terms and provisions thereof to secure the
	amount noted below and other amounts secured thereunder, if any:
	Mortgagor : Steven A. Mitchell and Sharon K. Mitchell,
	husband and wife
	Mortgagee : State of Oregon, represented and acting by the
	Director of Veterans' Affairs
	Dated : December 9, 1975 Recorded: December 9, 1975
	Book : M-75 Page: 15507 Amount: \$50,000.00
5.	As disclosed by the tax roll the premises herein described have been
	zoned or clasified for farm use. At any time that said land is
	disqualified for such use, the property may be subject to additional
	taxes or penalties and interest.
6.	Subject to rules and regulations of the Fire Patrol District.
7.	Assumption Agreement, including the terms and provisions thereof:
	Dated: November 29, 1984 Recorded: December 7, 1984
	Book : M-84 Page: 20517
	Buyer: Donald A. Claunch and Zina E. Claunch, husband and wife
	Seller: Steven A. Mitchell and Sharon K. Mitchell, husband and wife
	Lender: The State of Oregon, by and through the Director of
	Veterans' Affairs
8.	Trust Deed, including the terms and provisions thereof to secure the
	amount noted below and other amounts secured thereunder, if any:
	Grantor : Donald A. Claunch and Zina E. Claunch
	Trustee : Aspen Title & Escrow, Inc.
	Beneficiary : Steven A. Mitchell and Sharon K. Mitchell
	Dated : December 4, 1984
	Recorded : December 7, 1984
	Book : M-84 Page: 20520 Amount: \$19,381.28
	THE BENEFICIAL INTEREST THEREUNDER WAS ASSIGNED:
	To : Metropolitam Mortgage & Securities Co., Inc.,
	dba Metropolitan Financial Services, Inc.
	Recorded : April 15, 1985 Book: M-85 Page: 5441

Said Mortgage contained in Exception No. 4 and Trust Deed contained in exception No. 8, the Grantee herein agrees to assume each and pay according to the terms and conditions contained therein.

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County of Klamat	h	}			
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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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