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#M30127

**Aspen**TITLE & ESCROW, INC. Vol. 17319  
WARRANTY DEED (INDIVIDUAL) Page 17319

BARRY R. CARD and HOLLY J. CARD, husband and wife  
convey(s) to BRENT J. FEICK and CAROL R. FEICK, 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  
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 \$ 60,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)  
In construing this deed and where the context so requires, the singular includes the plural.

19 86.IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of September,  
Barry R. Card  
Holly J. Card

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

Personally appeared the above named Barry R. Card and Holly J. Card  
their voluntary act and deed. and acknowledged the foregoing

Before me:

Carole Johnson  
Notary Public for Oregon  
My Commission Expires: 1-15-90

Barry R. & Holly J. Card

GRANTOR'S NAME AND ADDRESS

Brent J. & Carol R. Feick

GRANTEE'S NAME AND ADDRESS

After recording return to:

Brent J. & Carol R. Feick1902 EsplanadeKlamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Brent J. & Carol R. Feick1902 EsplanadeKlamath Falls, OR 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 \_\_\_\_\_ 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

## EXHIBIT "A"

Beginning at a point on the Southerly line of Lot 13, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, said point being 53 feet distant Northeasterly from the Southwest corner of Lot 13; thence Northwesterly parallel to Eldorado Avenue to the Southeast line of Esplanade Avenue; thence Northeasterly along the Southeast line of said Esplanade Avenue to a point 50 feet Southwesterly at right angles from the Southwesterly line of the alley dividing Lots 12, 13 and 14, from Lots 11 and 15 of said Block 39; thence Southwesterly parallel to Eldorado Avenue to the Southerly line of Lot 13; thence Southwesterly along said Southerly line 47 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Southwesterly 4 feet deeded to L. F. Kirkpatrick by Warranty Deed recorded in Deed Volume 241 at page 373, Klamath County Deed Records.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Easement in favor of Jay Steven Binns and Sandra Jo Binns, husband and wife, recorded December 28, 1981 in Book M-81 at page 21979.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 24th day  
of September \_\_\_\_\_ A.D., 19 86 at 1:41 o'clock P M., and duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 17319 M85.

FEE \$14.00

Evelyn Biehn, County Clerk  
By *[Signature]*