

66707

#M30375
Order # 36376
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1886 Page 18057

LAWERENCE S. HOWARD

convey(s) to DAVID JOHN KRAAN and JOANNE ELIZABETH KRAAN, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

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

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 \$ 87,000.00. 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)

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 2nd day of October, 19 86.

Lawrence S. Howard

STATE OF OREGON, County of Klamath)ss.

On this the 2nd day of October, 19 86.

Personally appeared the above named Lawrence S. Howard

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Warlene T. Addington
Notary Public for Oregon

My Commission Expires: 3-22-89

Lawrence S. Howard

GRANTOR'S NAME AND ADDRESS

David J. & Joanne Kraan

GRANTEE'S NAME AND ADDRESS

After recording return to:

David J. & Joanne Kraan

P.O. Box 97

Keno, OR 97627
NAME, ADDRESS, ZIP

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

David J. & Joanne Kraan

P.O. Box 97

Keno, OR 97627
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 _____ 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"

PARCEL 1:

The following described real property in the County of Klamath,
State of Oregon:

18058

Beginning at the intersection of the Westerly line of Brighton Avenue and the Northerly line of River Street in the Town of Doten, reference being made to the duly recorded plat thereof, and running; thence North 33° East along the Westerly line of said Brighton Avenue 103.56 feet more or less to a point which is 105 feet distant, when measured along said Brighton Avenue, from the intersection of the Southerly line of Klamath River, said point being also a corner of that certain tract of land conveyed by T. J. Prather, a widower, to George W. Ager by deed dated August 31, 1946, and recorded November 1, 1946 in Volume 198 at page 21 of Deed Records of Klamath County, Oregon; thence running Westerly at right angles to Brighton Avenue and parallel to River Street 52.5 feet to a point; thence running South 33° West 103.56 feet more or less to the Northerly line of said River Street; thence running in an Easterly direction along the Northerly line of said River Street to the place of beginning being a portion of Lot 1 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Note: This parcel is Northeast of the original plat of the Town of Doten, Volume 1, page 19, Town of Plats, recorded May 26, 1887 in County Clerk's Office - County Surveyors Certificate - by Frank Howard, October 13, 1949.

Beginning at intersection of the Westerly line of Brighton Avenue (also Highway #66) and the Northerly line of River Street; thence North 74° 00' West 52.50 feet to 5/8" iron rebar on the Northeasterly right of way of River Street; thence North 33° East 103.56 feet to true point of beginning thence North 33° 00' East 36.44 feet to 5/8" iron rebar, also parallel to Brighton Avenue, known as State Highway #66; thence South 57° 00' East 52.50 feet to 5/8" iron rebar; also the Northwest right of way of Brighton Avenue; thence South 33° 00' West 36.44 feet to a point along the Northwesterly right of way of Brighton Avenue; thence North 57° 00' West 52.50 feet to the point of beginning.

PARCEL 3:

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Northeasterly right of way line of River Street and the Northwesterly right of way line of Brighton Street also known as State Highway No. 66; thence North 33° 00' East 140 feet to the true point of beginning; thence North 57° 00' West 52.50 feet; thence North 33° 00' East 85 feet, more or less, to the Westerly Bank of Klamath River; thence South 57° 00' East along said Westerly bank to the Northwesterly right of way line of Brighton Street; thence South 33° 00' West along said right of way 85 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion lying within the boundaries of State Highway No. 66.

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. Right, Title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath River and public rights of fishing and recreation in and to the shoreline of said river.
3. Release of damage claim, as set forth in instrument recorded December 23, 1931 in Book 96 at page 485, from T.J. Prather, et ux., to the California Oregon Power Company.
4. An easement in favor of California Oregon Power Company, recorded December 23, 1931 in Book 96 at page 485 & 486.
5. An easement in favor of Pacific Power and Light Company, recorded April 8, 1926 in Book 69 at page 440.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ October _____ A.D., 19 86 at 11:55 o'clock A M., and duly recorded in Vol. M36
 of _____ Deeds _____ on Page 18057
 FEE \$13.00
 By Evelyn Biehn, County Clerk [Signature]