

68290

#M30546

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. MS6 Page 20956

PEARLY M. KIMBROUGH, hereinafter called grantor,
convey(s) to DAN C. ALLEN all that real property situated in the
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 "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 \$ 26,500.00. 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 17 day of November 86,
19 86.

Pearly M. Kimbrough

STATE OF OREGON, County of Klamath ss.

On this the 17th day of November, 19 86.

Personally appeared the above named Pearly M. Kimbrough and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89

Pearly M. Kimbrough

GRANTOR'S NAME AND ADDRESS

Dan C. Allen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dan C. Allen

5132 Gatewood
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

Dan C. Allen

5132 Gatewood
Klamath Falls, OR 97603

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.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

By _____

TITLE
Deputy

FORM 200-2-50

NOV 17 PM 12 10

EXHIBIT "A"

20957

A tract of land being in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 39 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 lies North 0° 28' West along the Easterly right of way line of Madison Street a distance of 1122 feet from the Saylor iron pin which in turn lies North 89° 24' East a distance of 30 feet and North 0° 28' West a distance of 30 feet from the iron point in the highway which marks the quarter section corner common to Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 0° 28' West along the Easterly right of way line of Madison Street a distance of 75.5 feet to a point in the South right of way line of Climax Avenue; thence North 89° 24' East along the South right of way line of Climax Avenue a distance of 125 feet to an iron pin; thence South 0° 28' East parallel to the center line of Madison Street a distance of 75.5 feet to an iron pin; thence South 89° 24' West parallel to the center line of Climax Avenue a distance of 125 feet, more or less, to the point of beginning, (being the Westerly 125 feet of that parcel of land conveyed to B. W. Pence et ux., by Martin F. Bridges by Deed recorded in Book 199 at page 333 of Deed Records of Klamath County, Oregon.)

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
2. Reservations and restrictions as shown in deed recorded April 20, 1943 in Book 154 at page 507, Deed Records.
3. Trust Deed in favor of Klamath First Federal Savings and Loan Association, recorded February 11, 1986 in Book M-86 at page 2535, which Grantee herein hereby assumes and agrees to pay.

PK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of November _____ A.D., 1986 at 12:10 o'clock P M., and duly recorded in Vol. M86
 of Deeds _____ on Page 20956

FEE \$14.00

Evelyn Biehn, _____ County Clerk
 By [Signature]