

68831



Aspen

Vol. MSKPage 22154TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

NELLA CASTRO

convey(s) to CHARLES W. ELROD and CONSTANCE R. ELROD, 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  
 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 \$ 15,000.00. 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 1 day of Dec, 19 86.

Nella I. Castro

STATE OF OREGON, County of Klamath  
 On this the 1st day of December, 19 86 ss.

Personally appeared the above named Nella Castro  
 instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Harlene J. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Charles W. Elrod  
2691 Alma Alley  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. Charles W. Elrod  
2691 Alma Alley  
Klamath 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.

SPACE RESERVED  
 FOR  
 RECORDER'S USE

NAME

TITLE

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

22155

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, 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 from which the corner common to Sections 19, 20, 29 and 30 of said Township and Range bears South 830 feet and East 1330 feet; thence North, parallel to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ , 251.00 feet; thence East 363.00 feet; thence South, parallel to said East line, 251.00 feet; thence West 363.00 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. By instrument recorded in Book 56 at page 599 of Deed Records of Klamath County, Oregon, an easement and right of way was given to The California Oregon Power Co.
3. Easement in favor of United States of America, recorded October 31, 1951 in Book 250 at page 585, assigned to The California Oregon Power Company by assignment recorded April 10, 1954 in Book 266 at page 316.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 86 at 11:30 o'clock A M., and duly recorded in Vol. 1136 day  
 of \_\_\_\_\_ Deeds on Page 22154

FEE \$14.00

Evelyn Biehn, County Clerk  
 By Ann Smith