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#M30484

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. MSR Page 23206

WOLFSEN M C RANCH, a California Limited Partnership

convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN TTBS SIMONSEN FAMILY TRUST DATED 3-20-86, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 32: $W\frac{1}{2}$, $W\frac{1}{2}E\frac{1}{2}$

19 Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

3 Section 5: All

PM Section 8: All

DEC 15

"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 \$ 440,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the

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 day of December

WOLFSEN M C. RANCH

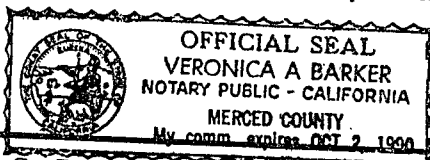
BY: Warren Wolf

CALIFORNIA
STATE OF OREGON, County of MERCED)ss.

On this the 11 day of December, 19 86.

Personally appeared the above named Warren Wolfsen

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



Before me:

Veronica A. Barker
Notary Public for California
My Commission Expires: Oct. 2, 1990

Wolfesen M C. Ranch

GRANTOR'S NAME AND ADDRESS

Simonsen Family Trust

GRANTEE'S NAME AND ADDRESS

After recording return to:

Simonsen Family Trust

30731 Via La Cresta
Rancho Palos Verdes, CA 90274
NAME, ADDRESS, ZIP

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

Simonsen Family Trust

30731 Via La Cresta
Rancho Palos Verdes, CA 90274
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"

23207

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads and highways.
2. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Sprague River and in and to said water.
3. Reservations and restrictions contained in deed recorded February 26, 1940 in Deed Volume 127, page 301, Deed Records of Klamath County, Oregon.
4. Rights of way for transmission line and distribution of electricity recorded March 6, 1941 in Book 136 at page 32.
5. Grant of Right of Way recorded February 18, 1965 in Book 359 at page 378.
6. Reservation of hunting and fishing rights for Harry Obenchain during his lifetime, recorded June 3, 1965 in Book 362 at page 176.
7. Easement in favor of Frederick W. Hyde and Elizabeth H. Hyde recorded January 30, 1981 in Book M-81 at page 1455.
8. Subject to rules and regulations of Fire Patrol District.
9. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
10. Any improvement located upon the insured property which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of December A.D., 19 86 at 3:19 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds on Page 23206

FEE \$14.00

Evelyn Biehn, County Clerk
 By Ann Smith