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S-30683



**Aspen**  
TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

Vol. M87 Page 627

Grant E. March and Naomi March, husband and wife, and GRANT MARCH, Trustee under Trust Agreement dated April 20, 1981 and NAOMI MARCH, Trustee under Trust, hereinafter called grantor, convey(s) to ERNEST L. MATHES AND KAREN P. MATHES, husband and wife

County of Klamath, State of Oregon, described as:  
\*\* Agreement dated April 20, 1981.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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JAN 14  
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"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 Those set out in Exhibit "A" attached hereto

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 \$ To Clear Title. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 6th day of January, 19 87.

Grant E. March  
GRANT MARCH, Trustee under Trust Agreement dated April 20, 1981

Grant E. March  
Grant E. March

Naomi March, Trustee  
NAOMI MARCH, Trustee under Trust Agreement dated April 20, 1981  
STATE OF OREGON, County of Klamath )ss.

Naomi March  
Naomi March

On this 7th day of January, 19 87.

Personally appeared the above named GRANT E. MARCH, individually and GRANT E. MARCH, Trustee under Trust Agreement dated April 20, 1981 and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Andra Handeschee  
Notary Public for Oregon  
My Commission Expires: 7-23-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ernest L. Mathes  
Karen P. Mathes  
7636 Booth Rd, Klamath Falls, OR  
NAME, ADDRESS, ZIP 97603

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

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/title/ instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME TITLE \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

Commencing at a point on the North line of the SW $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being East 799.10 feet from the West quarter corner of said Section 7; thence South, 30.00 feet to a 5/8" iron rod on the South right of way line of Booth Road marking the true point of beginning of this description; thence South 03° 35' 00" East, 179.26 feet to a 5/8" iron rod; thence South 38° 25' 39" West, 45.95 feet to a 5/8" iron rod; thence South 77° 33' 28" East, 187.76 feet to a 5/8" iron rod; thence North 03° 35' 00" West, along the West line of that property conveyed to Roy and Stella McClung, by Deed Volume M-72 at page 14100, dated December 1, 1972, a distance of 255.86 feet to a 5/8" iron rod on the South right of way line of Booth Road; thence West, 150.00 feet along the South right of way line of Booth Road to the true point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Right of ways as reserved in Deed:
 

Recorded	: May 13, 1976
Book	: M-76
Page	: 7167
Affects	: East and South Side of said property 50 feet in width

STATE OF OREGON,

County of Klamath

} ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 7<sup>th</sup> day of January, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Naomi March, individually and Naomi March, Trustee under Trust Agreement dated April 20, 1981

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Andrea Handsaker*  
Notary Public for Oregon.  
My Commission expires 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 14th day  
of January A.D., 19 87 at 2:26 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 627

FEE \$14.00

Evelyn Bism  
By Bernetha A. Letoch County Clerk