

70377



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

Vol. m87 Page 631

S-30683

ERNEST L. MATHES and KAREN P. MATHES, husband and wife
convey(s) to EARL EDWARD DARROW AND VIOLA JEAN DARROW REVOCABLE TRUST, EARL EDWARD DARROW
AND VIOLA JEAN DARROW, Co-Trustees, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

87 JAN 11 11 PM 2 26
1987

"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.

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 \$ 76,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. ~~Indicate which X 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 12 day of January, 19 87.

STATE OF OREGON, County of KlamathOn this 14th day of January, 19 87.

Personally appeared the above named

KAREN P. MATHESher voluntary act and deed.

and acknowledged the foregoing

Before me

Sandra Handsaker
Notary Public for OregonMy Commission Expires: 7/23/89

Ernest L. Mathes
Karen Mathes

GRANTOR'S NAME AND ADDRESS

Earl Edward Darrow and Viola Jean Darrow
Revocable Trust, Earl Edward Darrow and
Viola Jean Darrow, Co-Trustees

GRANTEE'S NAME AND ADDRESS

After recording return to:

Earl Edward Darrow & Viola Jean Darrow,
7636 Booth Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Earl Edward Darrow & Viola Jean Darrow, Co-Trustees
7636 Booth Road
Klamath Falls, Oregon 97603

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.

NAME

TITLE

By _____ Deputy

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 North 03° 35' 00" 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 Enterprises Irrigation District.
2. Supplemental Taxes for 1986-1987,

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 14th day of January

Karen P. Mathes, 1987 personally appeared who, being duly sworn (or affirmed), did say that she is the attorney in fact for ERNEST L. MATHES that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Sandra Handscher
(Signature)

My Commission Expires:

Notary Public for the State of Oregon
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

of January

A.D. 19 87

at 2:26

o'clock

P

M.

and duly recorded in Vol.

the 14th

day

on Page

631

M87

FEE \$14.00

Evelyn Biehn

By

County Clerk

Bernetha A. Ketchi