

70413

S-30653

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

787 698

FRANCISCO J. CRUZ and PATRICIA L. CRUZ, husband and wife
convey(s) to MARSHAL EDWARD ROSS II and ANITA JANE ROSS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

See Exhibit "A" for Legal Description

"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."

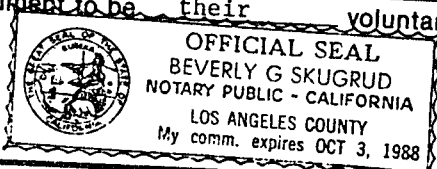
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 10,500.00. However, the actual consideration is the whole consideration (not less than the whole consideration) and includes other property or value given or promised which is part of the consideration. 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 December, 19 86.

California
STATE OF OREGON, County of KLAMATH)ss.
On this 6th day of December JANUARY, 19 87.

Personally appeared the above named Francisco J. Cruz and Patricia L. Cruz, husband and wife
instrument to be their voluntary act and deed. and acknowledged the foregoing



Before me: Beverly G. Skugrud
Notary Public for State of California
My Commission Expires: Oct. 3, 1988

Francisco J. Cruz
Patricia L. Cruz
GRANTOR'S NAME AND ADDRESS
Marshal Edward Ross II
Anita Jane Ross
GRANTEE'S NAME AND ADDRESS
After recording return to:
Marshal Edward & Anita Jane Ross
HC 30 Box 162
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Marshal Edward & Anita Jane Ross
HC 30 Box 162
Chiloquin, Oregon 97624
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 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

By _____ NAME _____ TITLE _____
Deputy

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian; thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right of way line of Highway 422; thence Northeasterly along the Southerly right of way line of said Highway 422 to a point at the intersection with a line running parallel to and 330.00 feet from the West section line of Section 29; thence Southerly and parallel to and 330.0 feet from West section line of Section 29 to a point at the intersection of the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29; thence Westerly 330.00 feet along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29 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 bouncaries of roads or highways.
2. Subject to any existing easements visible on the ground for roads, pipe-lines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 309 at page 104, Deed Records, on January 26, 1959
3. Subject to right of way to the State of Oregon, by and through its State Highway Commission, as disclosed by instrument recorded August 10, 1959 in Volume 314 at page 673, Deed Records.
4. Subject to rules and regulations of Fire Patrol District.
5. Possible Supplemental Taxes for 1986-1987.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15th day
of January A.D., 19 87 at 2:04 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 698.

FEE \$14.00

Evelyn Biehn County Clerk
By Barbara A. Helock