

71646



#M-30406

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Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

LLOYD R. LONG and BERTIE JUANITA LONG, husband and wife
 convey(s) to TED L. GLIDEWELL and JUDY A. GLIDEWELL, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:
 all that real property situated in the

In Township 36 South, Range 10 East of the Willamette Meridian, in the
 County of Klamath, State of Oregon:

Section 13: Government Lots 3, 4, 5, 6, 11 and those portions of 12,
 13 and 14 that lie North of the Sprague River Highway.

Section 12: Government Lot 30 and that part of Government Lot 27 that
 lies South of the Sprague River.

"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 DEPART-
 MENT 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 PLAN-
 NING 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 \$ 124,000.00. *However, the actual con-
 sideration 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 22 day of February,
 19 87.



STATE OF OREGON County of Klamath)ss.
 On this 22 day of February, 19 87.

Personally appeared the above named Lloyd R. Long and Bertie Juanita
Long and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me: Marlene T. 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. Ted L. Glidewell
HC 63, Box 864
Sprague River OR 97639
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. & Mrs. Ted L. Glidewell
HC 63, Box 864
Sprague River OR 97639
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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/fel/file/
 instrument/microfilm No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

NAME _____ TITLE _____
 By _____ Deputy

FORM 685-2.5M

87 FEB 23 PM 12 44

EXHIBIT "A"

Subject to:

1. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
4. Power Line Easements, recorded in Book 105 at page 110, in Book 124 at page 245, in Book 166 at page 363, in Book 80 at page 433.
5. Easement recorded June 7, 1928 in Book 80 at page 433.
6. Easement recorded April 23, 1929 in Book 85 at page 616.
7. Easement recorded September 1, 1939 in Book 124 at page 245.
8. Easement recorded April 23, 1969 in Book M-69 at page 2977
9. Mortgage in favor of Federal Land Bank of Spokane, recorded June 30, 1980 in Book M-80 at page 11951 and recorded September 29, 1980 in Book M-80 at page 18687, which Grantees herein hereby assume and agree to pay.
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 _____ the 23rd day
 of February A.D., 19 87 at 12:44 o'clock P M., and duly recorded in Vol. M87,
 of Deeds on Page 2846

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]