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M30837

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

Vol. 181 Page 4032

MARY M. CHIPMAN

convey(s) to GREG D. STOUT and ECHO L. STOUT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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 10th day of March, 19 87.

Mary M. Chipman

STATE OF OREGON, County of Jackson)ss.

On this the 10th day of March, 19 87.

Personally appeared the above named Mary M. Chipman

instrument to be her voluntary act and deed, and acknowledged the foregoing

Before me:

Marilyn J. Stephens
Notary Public for Oregon
My Commission Expires: 6/24/88

Mary M. Chipman

GRANTOR'S NAME AND ADDRESS

Greg D. & Echo L. Stout

GRANTEE'S NAME AND ADDRESS

After recording return to:

Greg D. & Echo L. Stout

HC 34 Box 79 ST
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Greg D. & Echo L. Stout

HC 34 Box 79 ST
Klamath Falls, OR 97601
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

87 MAR 13 AM 11 05

EXHIBIT "A"

4033

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass-capped monument marking the Southwest corner of said Section 3; thence North 00° 24' West along the West line of said Section 3 a distance of 330.0 feet to the Southwest corner of that tract of land conveyed to Ganong and described in Deed Volume 341, page 603, Klamath County Deed Records; thence North 89° 04' East parallel with the South line of said Section 3 a distance of 330.0 feet to the Southeast corner of said Ganong Tract; thence North 00° 24' West along the East line of said Ganong Tract a distance of 130.0 feet to the true point of beginning of this description; said point being on the North line of a 30 foot wide right of way as described in said deed record; thence North 00° 24' West a distance of 530.0 feet to the Northeast corner of said Ganong Tract; thence North 89° 04' East parallel with the South line of said Section 3 a distance of 330.0 feet; thence South 00° 24' East parallel with the West line of said Section 3 a distance of 530.0 feet to the North line of said right of way; thence South 89° 04' West parallel with the South line of said Section 3 a distance of 330.0 feet to the true point of beginning of this description.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Easement Agreement, recorded February 15, 1924 in Book 63 at pge 459.
4. Easement, recorded November 3, 1955 in Book 279 at page 5.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 13th day
of March A.D., 19 87 at 11:05 o'clock AM., and duly recorded in Vol. M87
of Deeds on Page 4032.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith