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#M30838

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

Vol. W87 Page 4034

MARY M. CHIPMAN, hereinafter called grantor,  
convey(s) to JAMES L. RUST and MATA A. RUST, husband and wife  
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." X MAR

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

Before me: Marilyn L. [Signature]  
Notary Public for Oregon  
My Commission Expires: 6/24/88

Mary M. Chipman

GRANTOR'S NAME AND ADDRESS

James L. & Mata A. Rust

GRANTEE'S NAME AND ADDRESS

After recording return to:

James L. & Mata A. Rust  
Box 185 HC 34  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

James L. & Mata A. Rust  
Box 185 HC 34  
Klamath Falls OR 97601  
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/file/instrument/microfilm No. \_\_\_\_\_. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

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

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## EXHIBIT "A"

That portion of 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:

Commencing at a point on the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  which is 330 feet North of the Southwest corner of said Section 3, said point also being the Northwest corner of the tract of land conveyed to Dale Vincent and Violet Vincent, husband and wife, by deed recorded in Volume 335 at page 617 of Klamath County, Oregon, Deed Records of February 28, 1962; thence, North along said West line of said Section 3 a distance of 660 feet; thence North 89° 04' East a distance of 330 feet; thence South parallel to said West line of Section 3, a distance of 660 feet, more or less, to the North line of said tract conveyed to said Dale Vincent and Violet Vincent; thence South 89° 04' West along said North line of said Vincent Tract a distance of 330 feet 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 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 page 459.
4. Right of Way, recorded November 3, 1955 in Book 279 at page 5.
5. Reservations and restrictions in Deed recorded December 3, 1962 in Book 341 at page 603.

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 11105 o'clock A M., and duly recorded in Vol. 387  
of Deeds on Page 4034.  
By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00