

72364

M-30826

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

Vol. M81 Page 4126

ALLEN LEROY BIRD and SARA SUE BIRD, husband and wife

convey(s) to VIOLET M. ROSE, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

- 1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways
- 2) Rules, regulations and tariffs, if any, of Mallory Enterprises, a public utility corporation.
- 3) Rights of way, including the terms and provisions thereof, recorded August 1, 1942 in Book 149, page 41, Klamath County Official Records.
- 4) Right of way, including the terms and provisions thereof, recorded August 30, 1960 in Book 323, page 202, Klamath County Official Records.
- 5) Reservations and restrictions as contained in Deed recorded 12-8-61 Book 334, page 361, Klamath County Official Records.

"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 as specifically stated hereinabove

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 \$25,000.00. 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 11th day of March, 19 87.

MISSOURI
STATE OF OREGON, County of Nodaway

March 12, 19 87.

Personally appeared the above named Allen Leroy Bird and Sara Sue Bird

Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Alice C. Hersh
Notary Public for Missouri Alice C. Hersh
My Commission Expires: June 15, 1990

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Violet M. Rose
3919 Clavis
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Violet M. Rose
3919 Clavis
Klamath Falls, OR 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

4127

EXHIBIT "A"

A parcel of land situate in the SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of the SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 55' West along the centerline of Mallory Drive, 494.72 feet; thence leaving the centerline of said Mallory Drive, South 00° 08' West 318.58 feet to the true point of beginning of this description; thence continuing South 00° 08' West 289.20 feet; thence North 89° 52' West 167.09 feet; thence North 00° 08' East 288.82 feet; thence East 167.90 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 16th day
of March A.D., 19 87 at 10:46 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 4126.
FEE \$14.00
By Evelyn Biehn, County Clerk 