

72674

S-30850

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

Vol. 1481 Page 4831

JOHN H. NEWTON and MARILYN L. NEWTON, husband and wife

convey(s) to LLOYD E. WHEELER, BRADLEY L. WHEELER, AND JUDITH I. WHEELER, not as tenants  
in common, but with full rights of survivorship all that real property situated in the  
County of Klamath, State of Oregon, described as:

PARCEL 1: The  $N\frac{1}{2}NW\frac{1}{4}$ NE $\frac{1}{4}$  of Section 13, Township 37 South, Range 14 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2: That portion of the  $N\frac{1}{2}NE\frac{1}{4}$ NE $\frac{1}{4}$  Section 13, Township 37 South, Range 14  
East of the Willamette Meridian, in the County of Klamath, State of  
Oregon, lying Easterly of the center line of Fishhole Creek Road  
as it now lies on the property.

"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  
Those set out in Exhibit "A" attached hereto

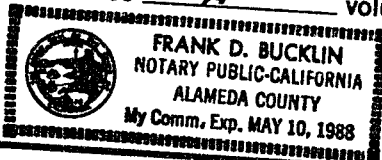
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 20,000.00. ~~HOWEVER, THE ACTUAL CON-  
SIDERATION CONSISTS OF AN INTEREST IN THE PROPERTY OWNED BY THE GRANTOR WHICH IS THE WHOLE OF THE GRANTOR'S INTEREST  
IN THE PROPERTY, AND THE GRANTOR HAS AGREED TO SELL THE WHOLE OF THE GRANTOR'S INTEREST IN THE PROPERTY TO THE GRANTEE.~~

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 20 day of March,  
19 87.

CALIFORNIA  
STATE OF ~~OREGON~~, County of ALAMEDA )ss.  
On this        day of March, 19 87.

Personally appeared the above named John H. Newton and Marilyn L. Newton,  
husband and wife instrument to be A voluntary act and deed. and acknowledged the foregoing



Before me: Frank D. Bucklin  
Notary Public for California  
My Commission Expires: MAY 10, 1988

John H. Newton  
Marilyn L. Newton  
GRANTOR'S NAME AND ADDRESS  
Lloyd E. Wheeler  
Bradley L. Wheeler  
Judith I. Wheeler  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Lloyd E. Wheeler, Bradley L. & Judith I. Wheeler  
P.O. Box 352  
Bluff, Oregon 97622  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of        ss.

SPACE RESERVED  
FOR  
RECORDER'S USE

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

EXHIBIT "A"

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Reservations of  $\frac{1}{2}$  of all oil, gas, coal and minerals, including the terms and provisions thereof, as disclosed by instrument:  
 Dated : December 29, 1917  
 Recorded : January 17, 1918  
 Book : 47  
 Page : 546  
 Reserved by : C. W. Warren  
 (Affects Parcel 2)
4. One-half interest in the mineral rights as reserved in Deed Volume 46 at page 180, Deed Volume 47 at page 391, Deed Volume 47 at page 546, and Deed Volume 85 at page 248, all in Records of Klamath County, Oregon.  
 (Affects Parcel 1)
5. Roadway reserved to Weyerhaeuser Timber Company by deed recorded in Deed Volume 243 at page 444, Records of Klamath County, Oregon. (Affects Parcel 1)
6. Easement, including the terms and provisions thereof:  
 Granted to : The California Oregon Power Company, A California Corporation  
 Recorded : October 9, 1959  
 Book : 316  
 Page : 391  
 (Affects Parcel 1)
7. Easement, including the terms and provisions thereof:  
 For : Roadway, electric and telephone transmission lines  
 Granted to : Klamath County  
 Recorded : July 23, 1954  
 Book : 268  
 Page : 218  
 (Affects Parcel 1)
8. Conveyance of Fishhole Road No. 379 from Klamath County to the United States Department of Agriculture, Forest Service, by instrument filed November 5, 1959, in County Commissioner's Journal 29 at page 376, Records of Klamath County, Oregon, and by deed recorded May 27, 1960 in Deed Volume 321 at page 435, Records of Klamath County, Oregon. (Affects Parcel 1)
9. A 30 foot easement for roadway purposes along the exterior boundaries of the property for the use and benefit of adjoining property owners disclosed by deed recorded March 21, 1973 in Book M-73 at page 2976, Microfilm Records, and by Deed recorded September 25, 1974 in Book M-74 at page 12625, Microfilm Records.  
 (Affects Parcel 2)
10. A 30 foot easement for roadway purposes along the exterior boundaries of the property for the use and benefit of adjoining property owners disclosed by deeds recorded March 21, 1973 in Book M-73 at pages 2985, 2988, 2991, and 2994, Microfilm Records, and by Deed recorded October 28, 1974 in Book M-74 at page 14000, Microfilm Records. (Affects Parcel 1)
11. Easement, including the terms and provisions thereof:  
 Dated : February 21, 1975  
 Recorded : February 24, 1975  
 Book : M-75 Page: 2212  
 In favor of : Pacific Power and Light Co., a Corporation  
 For : 10 foot wide electric transmission line across NE $\frac{1}{4}$ NW $\frac{1}{4}$  and other property (Affects Parcels 1 and 2)
12. Easement, including the terms and provisions thereof:  
 Dated : May 21, 1980  
 Recorded : July 2, 1980  
 Book : M-80 Page: 12247  
 In Favor of : Pacific Power & Light Company  
 (No exact location given) (Affects Parcel 2)

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 25th day  
 of March A.D., 19 87 at 10:55 o'clock A M., and duly recorded in Vol. 487  
 of Deeds on Page 4831.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By [Signature]