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Vol. M87 Page 5185

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

FRANCES M. ZILE who is also known as FRANCIS M. ZILE

convey(s) to JOHN H. NEWTON and MARILYN L. NEWTON, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the

That portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 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 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 \$_____. 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)

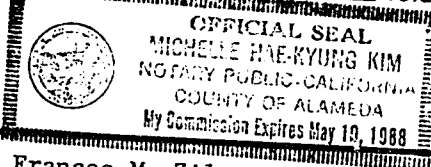
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of March, 19 87.

Frances M. Zile
Frances M. Zile, who is also known as Francis M. Zile

CALIFORNIA
STATE OF ~~OREGON~~, County of ALAMEDA) ss.
On this 27 day of March, 19 87.

Personally appeared the above named FRANCIS M. ZILE, who is also known as FRANCIS M. ZILE, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: *Michelle Hae-Kyung Kim*
Notary Public for California
My Commission Expires: 5/19/88

Frances M. Zile

GRANTOR'S NAME AND ADDRESS

John H. Newton

Marilyn L. Newton

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John H. Newton

36631 Darvon Court

Newark, CA 94560

NAME, ADDRESS, ZIP

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

Lloyd E. Wheeler

P.O. Box 352

Bly, OR 97622

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

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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
4. 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.
5. Easement, including the terms and provisions thereof:
 - Dated : February 21, 1975
 - Recorded : February 25, 1975
 - Book : M-75
 - Page : 2212
 - In favor of : Pacific Power and Ligh Co., A Corporation
 - For : 10 foot wide elctric transmission line across NE $\frac{1}{4}$ and other property
6. 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 30th day
 of March A.D., 19 87 at 3:20 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 5185.

FEE \$14.00

Evelyn Biehn, County Clerk
 By *Edna Smith*