

73019

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

Vol. 189 Page 5489

MEREDITH B. MONTGOMERY and NORMA J. MONTGOMERY, husband and wife
convey(s) to JAMES EARL BALEY and LORI ROSEMARIE BALEY, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

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

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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 \$ 80,000.00. 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 27th day of MARCH, 19 87.

Meredith B. Montgomery
Norma J. Montgomery

STATE OF OREGON, County of Klamath) ss.
March 27, 19 87.

Personally appeared the above named Meredith B. Montgomery and Norma J. Montgomery and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert A. Tiller

Notary Public for OregonMy Commission Expires: 10-13-90

Meredith B. & Norma J. Montgomery

GRANTOR'S NAME AND ADDRESS

James Earl and Lori Rosemarie Baley
() Stastny Rd.
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
P.O. Box 5270
Klamath Falls, OR 97601

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,

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.

NAME

TITLE

By _____ Deputy

'87 APR 2 PM 3 32

EXHIBIT "A"

A parcel of land situated in Section 24, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of said Section 24; thence South 00° 01' 04" West along the East line of said Section 24, 1033.63 feet to the point of beginning for this description; thence leaving said East section line North 87° 01' 49" West, 33.54 feet to a 5/8 inch iron pin in the West right of way fence of Stastny Road; thence continuing North 87° 01' 49" West and along the Southern edge of an irrigation ditch, 587.87 feet to a 5/8 inch iron pin; thence continuing North 87° 01' 49" West along said Southern edge of an irrigation ditch, 25.00 feet to the center of a North-South drain ditch; thence South 00° 41' 24" East along the center of said North-South drain ditch, 60.62 feet; thence South 14° 16' 13" West continuing along said North-South drain ditch, 288 feet more or less to the South line the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; thence leaving said North-South drain ditch Easterly along said South line NE $\frac{1}{4}$ NE $\frac{1}{4}$ to said East Section line; thence North 00° 01' 04" East along said East section line to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Malin Irrigation District.

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

4. Easement, including the terms and provisions thereof:

Dated : June 4, 1929
 Recorded : June 7, 1929
 Book : 87
 Page : 313
 In favor of : California Oregon Power Company
 For : Right of way

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 2nd day
 of April A.D., 19 87 at 3:32 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 5489.

FEE \$14.00

Evelyn Biehn, County Clerk
 By Ann Smith