

73671



M30959

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M89Page 6672LARRY E. PEACOREconvey(s) to RICHARD W. CORYELL

, 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
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 \$ 10,000.00. 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 20 day of April, 19 87.

Larry E. Peacore

STATE OF OREGON, County of Klamath)ss.
On this the 20 day of April, 19 87.

Personally appeared the above named Larry E. Peacore
Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handscher
Notary Public for Oregon
My Commission Expires: 7-23-89

Larry E. Peacore

GRANTOR'S NAME AND ADDRESS

Richard W. Coryell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard W. Coryell1419 Pine Grove RdKlamath Falls

NAME, ADDRESS, ZIP

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

Richard W. Coryell1419 Pine Grove RdKlamath Falls, Oregon

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

07 APR 20 PM 3 30

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

Beginning at a $\frac{1}{2}$ inch iron pin marking the Northeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9; thence South 00° 06' 40" West 325.00 feet to a $\frac{1}{2}$ inch iron pin; thence North 89° 44' 59" West, 149.28 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 53' 38" East, 326.65 feet to the North line of said SW $\frac{1}{4}$; thence South 89° 06' 22" East along said North line of the SW $\frac{1}{4}$, 144.83 feet to the point of beginning.

SUBJECT TO the provision that no mobile homes shall be permitted on subject property.

ALSO SUBJECT TO the provision that existing fence now encroaching upon center of 60 foot easement can be removed to access the end of paved street known as Plum Bush Drive from across said 60 foot easement. IN ADDITION no trees can be planted in said 30 foot easement.

ALSO SUBJECT TO the provision that Buyer may erect a gate no smaller than 16 feet across said 30 foot easement as long as Larry E. Peacore owns the property and does not build on it. However, in the event that Larry E. Peacore either builds or sells, the gate across said easement will be removed.

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. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District - B & I, O & M.
4. Easement recorded June 17, 1976 in Book M-76 at page 8953.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 20th day
of April A.D., 19 87 at 3:30 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 6672

FEE \$14.00

Evelyn Biehn, County Clerk
By Sam Smith