

74453

M30696

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

Vol. 1481 Page 8042

LLOYD VERNON HOWARD also known as LLOYD VERNON HOWARD, JR. and CHERYL HOWARD also known as CHERYL A. HOWARD, husband & wife convey(s) to T. KEITH POCOCK, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

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 \$ 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 19 87 day of May,



Lloyd Vernon Howard
Cheryl A. Howard

STATE OF OREGON, County of Multnomah ss.

On this 19 day of May, 19 87.

Personally appeared the above named Lloyd Vernon Howard aka Lloyd Vernon Howard, Jr. and Cheryl Howard aka Cheryl A. Howard and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James L. Lapham
Notary Public for Texas 46946-37934601
My Commission Expires: 2/1/90

Lloyd Vernon & Cheryl Howard
305 LEISURE LANE
FRIENDSWOOD, TX 77546
GRANTOR'S NAME AND ADDRESS

T. Keith Pocock

GRANTEE'S NAME AND ADDRESS

After recording return to:

T. Keith Pocock

23761 Via Fabricante Unit C
Mission Viejo CA 92691
NAME, ADDRESS, ZIP

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

T. Keith Pocock

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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

PARCEL 1:

Lot 4, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcel:

Beginning at a point where the Section line between Sections 7 and 8, Township 40 South, Range 8 East of the Willamette Meridian, intersects the Southwesterly right of way line of the Keno-Worden County Road, which point is 66.0 feet North of the meander corner between said Sections 7 and 8 and 739.0 feet, more or less, South of the quarter corner between said Sections; thence North $29^{\circ} 27'$ West 849.3 feet, more or less, along the right of way line of said road to the North line of Lot 4 of said Section 7; thence West 166.3 feet along the North line of said Lot 4 to the Westerly line thereof: thence South $8^{\circ} 0'$ East along the Westerly line of said Lot 4, 55.2 feet; thence South $37^{\circ} 30'$ East along the Southwesterly line of said Lot 4, a distance of 839.7 feet; thence North $60^{\circ} 15'$ East 40.6 feet to the point of beginning.

PARCEL 2:

All that part of the following described tract of land lying Northerly and Easterly of Keno-Worden County Road:

Beginning at a point 415 feet North of the corner of Sections 7, 8, 17 and 18, Township 40 South, Range 8 East of the Willamette Meridian; thence North 2225 feet to the quarter corner between Sections 7 and 8; thence East 1320 feet, more or less; thence South $31^{\circ} 4'$ West 2595 feet to the place of beginning, being a part of the $W\frac{1}{2}SW\frac{1}{4}$ of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The $SE\frac{1}{4}NW\frac{1}{4}$, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4:

Lot 9, The $SE\frac{1}{4}NW\frac{1}{4}$, the $NE\frac{1}{4}SW\frac{1}{4}$ and that portion of the $W\frac{1}{2}SW\frac{1}{4}$ (being Lots 1 and 10) of Section 8, described as follows:

Beginning at the Northeast corner of said $W\frac{1}{2}SW\frac{1}{4}$; thence South $31^{\circ} 4'$ West to the Northeasterly right of way line of the Keno-Worden County Road; thence Southeasterly, along said right of way line, to the South line of said $W\frac{1}{2}SW\frac{1}{4}$; thence East along said South line, to the Southeast corner of said $W\frac{1}{2}SW\frac{1}{4}$; thence North along the East line of said $W\frac{1}{2}SW\frac{1}{4}$; to the point of beginning, and also that portion of the $NW\frac{1}{4}NW\frac{1}{4}$ of Section 1 lying Northeasterly of the right of way of the Keno-Worden County Road, all being in Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 5:

That portion of the $NW\frac{1}{4}NW\frac{1}{4}$ of Section 17, lying Northeasterly of the right of way of the Keno-Worden County Road, all being in Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(continued)

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads, streets or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath River and public rights of fishing and recreation in and to the shoreline of said river.
4. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
5. Agreement recorded April 12, 1906 in Book 20 at page 12.
6. Agreement recorded April 12, 1906 in Book 20 at page 18.
7. Agreement recorded in Book 61 at page 51.
8. Easement recorded June 3, 1931 in Book 95 at page 405.
9. Easement recorded December 22, 1931 in Book 96 at page 441.
10. Easement recorded December 23, 1931 in Book 96 at page 470.
11. Easement recorded December 23, 1931 in Book 96 at page 472
12. Easement recorded in Book 171 at page 317.
13. Easement recorded in Book 171 at page 319.
14. Agreement recorded August 9, 1945 in Book 178 at page 531.
15. Agreement recorded July 14, 1948 in Book 222 at page 435.
16. Release of damages recorded December 22, 1931 in Book 96 at page 440.
17. Easement recorded September 12, 1967 in Book M-67 at page 7068.
18. Agreement recorded June 18, 1968 in Book M-68 at page 5439.
19. Reservations and restrictions contained in Deed recorded June 21, 1968 in Book M-68 at page 5603.
20. Covenants, easements and restrictions, recorded August 28, 1968 in Book M-68 at page 7820.
21. Easement recorded October 30, 1971 in Book M-71 at page 11356.
22. Certificate of Water Rights recorded September 12, 1972 in Book M-72 at page 10242.
23. Easement recorded September 29, 1978 in Book M-78 at page 21796.
24. Agreement recorded December 9, 1981 in Book M-81 at page 21147.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day
 of May A.D., 19 87 at 3:21 o'clock P M., and duly recorded in Vol. M87,
 of Deeds on Page 3042.
 Evelyn Biehn, County Clerk
 By [Signature]

FEE \$18.00