

04/13385 Arc 31135

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75851

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

DANIEL M. THOMSON, NANCY BETH NEALY, JEAN A. MOLATORE and GEORGIA E. DUNNING
convey(s) to WILLIAM J. HERRON all that real property situated in the
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 \$35,000.00. 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 17 day of June, 19 87.

Daniel M. Thomson
Nancy Beth Nealy

Georgia E. Dunning by D.M. Thomson
Jean A. Molatore by D.M. Thomson
P.O.A.

STATE OF OREGON, County of Klamath, ss.
June 17th, 19 87.

Personally appeared the above named Daniel M. Thomson and Nancy Beth Nealy and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Drain Chandler
Notary Public for Oregon
My Commission Expires: 7-6-99

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Svc
540 Main St
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

SPACE RESERVED
FOR
RECORDER'S USE

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

EXHIBIT "A"

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A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 14, Block 71 of said addition; thence South $7^{\circ} 16\frac{1}{2}'$ West 160.9 feet; thence South $28^{\circ} 21\frac{1}{2}'$ East 30 feet; thence Northeasterly to a point in the Easterly line of Lot 14, said point being North $41^{\circ} 19'$ West 71.78 feet from the Easterly corner of Lot 14; thence North $41^{\circ} 19'$ West 164.76 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land 10 feet in width described in Deed from Thomas Thomson and Eleanor Thomson, husband and wife, to Jack R. Schulze and Barbara L. Schulze, husband and wife, dated April 5, 1972, recorded April 7, 1972, in Volume M-72 at page 3666, Microfilm Records of Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North $41^{\circ} 19'$ West, 71.78 feet from the Easterly corner of Lot 14; thence North $41^{\circ} 19'$ West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South $61^{\circ} 38' 30''$ West, 128.41 feet to a point on the Westerly line of Lot 16; thence South $28^{\circ} 21' 30''$ East 10.00 feet along the Westerly line of Lot 16 to a point; thence North $61^{\circ} 38' 30''$ East, 130.70 feet to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Buena Vista Addition.

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FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 17th day of June

Daniel M. Thomson

, 19 87 personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
 Georgia E. Dunning and Jean A. Molatore
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Loan Closer

(Signature)

7-6-90

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company

of June

A.D., 19 87

at 9:37

o'clock

A

M., and duly recorded in Vol.

the 18th

day

of

Deeds

on Page 10510

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FEE \$18.00

Evelyn Biehn,

By

County Clerk

Edna Smith