



76079

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

CHARLES A. NELSON and MARJORIE L. NELSON, husband and wife; CHARLES A. NELSON, JR. and ELEANOR NELSON, husband and wife, hereinafter called grantor, convey(s) to ROBERT J. KOEHN

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 "B"

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 \$ 240,000.00. 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 23rd day of June, 19 87.

Charles A. Nelson Jr.
Marjorie L. Nelson

Charles A. Nelson
Eleanor Nelson

STATE OF OREGON, County of Klamath)ss.

June 24, 19 87.

Personally appeared the above named CHARLES A. NELSON, MARJORIE L. NELSON, CHARLES A. NELSON, JR. and ELEANOR NELSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene J. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert J. Koehn
Rt. 1, Box 134
Bonanza, OR 97623
NAME, ADDRESS, ZIP

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

Robert J. Koehn
Rt. 1, Box 134
Bonanza, OR 97623
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"

10959

PARCEL 1:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 4;
The NE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPT the East 8.7 acres of that portion of the said
NE $\frac{1}{4}$ SW $\frac{1}{4}$ which lies North and East of the Langell Valley Market Road;
The NW $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 4;
All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ which lies South and West of
the said Market Road in Section 4;
All of the NW $\frac{1}{4}$ of Section 9 and all of the NE $\frac{1}{4}$ of Section 9 which lies
South and West of said Market Road;
All in Township 40 South, Range 13 East of the Willamette Meridian, in
the County of Klamath, State of Oregon.

EXCEPTING THEREFROM those portions conveyed to the United States of
America by Deed dated September 15, 1922, recorded October 9, 1922 in
Book 57 at page 207, and by Deed dated April 6, 1924, recorded June 30,
1924, in Book 64 at page 273, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land more fully described as follows:
The SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 9, Township 40 South, Range 13
East of the Willamette Meridian, in the County of Klamath, State of
Oregon.

PARCEL 2:

The SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 9, Township 40 South, Range 13
East of the Willamette Meridian, in the County of Klamath, State of
Oregon.

EXHIBIT "B"

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
2. Rights of the public in and to that portion of the above described property lying within the limits of public 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 for penalties and interest.
4. Easement, including terms and provisions, recorded on March 9, 1932 in Book 97 at page number 114.
5. Easement recorded December 15, 1959 in Book 317 at page number 629.
6. Easement recorded August 16, 1964, in Book 355 at page number 367.
7. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 24th day
of June A.D. 19 87 at 11:29 o'clock A.M., and duly recorded in Vol. M87,
of Deeds on Page 10958.

FEE \$18.00

Evelyn Biehn, County Clerk
By *Pat Smith*