#M-30804 Vol M81 Page 10958
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

76079

and ELEANOR	NELSON, husband	u anu wite		, hereinafter called granto
convey(s) to	ROBERT J. KOEH	N		
County of	Klamath	State of O	egon, described as:	all that real property situated in the
•		, , , , , , , ,		
SEE ATTACHE	EXHIBIT "A"			
THIS INSTRUMENT WI	LL NOT ALLOW USE OF THE PI	ROPERTY DESCRIBED IN TH	IIS INSTRUMENT IN VIOLATION	OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFOR IK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPAR
IENT TO VERIFY APPR	OVED USES		o me morem i snoced onec	THE AFFROMNIE CITT ON COUNTY FEARNING DEPAR
THIS INSTRUM	IENT DOES NOT GI	UARANTEE THAT	ANY PARTICULAR	USE MAY BE MADE OF THE PROPERT
	THIS INSTRUMENT MENT TO VERIFY			APPROPRIATE CITY OR COUNTY PLAN
ING DEFARI	MENT TO VENIET	AFFROVED 03E3	•	
ind covenant(	s) that grantor is the	he owner of the	above described pro	pperty free of all encumbrances excep
SEE ATTACH	ED EXHIBIT "B"			
and will warran	t and defend the sar	ne against all pers	ons who may lawfull	y claim the same, except as shown above
The ti	rue and actual cons	sideration for this	transfer is \$ 240,0	[[[] [][] Ollowaran Aba anti-alan-
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## PARCEL 1:

The SWLSWE in Section 4;

The NELSW., EXCEPT the East 8.7 acres of that Portion of the said which line North and East of the Lancoll Valley Market Road The NEWSW, EXCEPT the East 8.7 acres of that Portion of the said Newswith and East of the Langell Valley Market Road; The MWKSWM in Section 4;

All that Portion of the SELSW, and SWWSEL which lies South and West of All of the NWL of Section g and all of the NEW of Section g which lies

the County of Klamath, State of Oregon. of the Willamette Meridian, in

Excepting Therefrom those portions conveyed to the United States of Percorded October 9, 1922; EXCEPTING THEREFROM those portions conveyed to the United States of Book Go at Dage 207, and by Deed dated April 6, 1924, recorded June 30 America by Deed dated September 15, 1922, recorded October 9, 1922 in Fook on at Page 273, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREPROM a parcel of land more fully described as follows: The Cum SELMW, and the M.S. SELNW. Section 9, Township 40 South, Range 13 The Cim SERNW, and the NaSaseknwa Section 9, Township 40 South, Rang Oregon the Willamette Meridian, in the County of Klamath, State of PARCET. 9:

The SENTAR and the NESESENWE Section 9, Township 40 South, Range 13 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.
- Subject to rules and regulations of Fire Patrol District.

SIAIE	OF OREGON:	COUNTY OF KLAMATH: SS.	
Filed fo	r record at requ	lest ofAspen Title Company the24th	
of	June	A.D., 19 87 at 11:29 o'clock A.M., and duly recorded in Vol. M87	lay
		on Page 10058	,
FEE	\$18.00	Evelyn Biehn, County Clerk By	
ree	310.00	By Amelia	