

76119



Aspen

TITLE &amp; ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol 287 Page 11013

S-31091

VERIL D. KEY / who acquired title as VERIL D. KEY  
VERIL D. KEY and SANDRA C. KEY, husband and wife, hereinafter called grantor,  
convey(s) to WAYNE D. FRICKE and LINDA L. FRICKE, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

That portion of the following described property lying North of the old  
railroad grade:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 32 and the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33, All in  
Township 40 South, Range 8 East of the Willamette Meridian, in the  
County of Klamath, State of Oregon.

EXCEPTING THEREFROM those portions conveyed to California Northeastern  
Railway Company by Deeds:

Recorded	:	October 5, 1907	
Book	:	23	Page: 205
Recorded	:	January 11, 1909	
Book	:	25	Page: 398

"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 DEPART-  
MENT 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 PLAN-  
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
Those set out in Exhibit "A" attached hereto

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 \$ 65,500.00. However, the actual con-  
sideration consists of other property or value given or promised which is the whole consideration  
part of the

IN WITNESS WHEREOF, the grantor has executed this instrument this 24 day of June 19 87.

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 24 day of June 19 87.

STATE OF OREGON, County of Klamath ss.

On this 24 day of June, 19 87.

Personally appeared the above named Sandra C. Key and acknowledged the foregoing  
instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 7-23-89

Veril D. Key  
Sandra C. Key

GRANTOR'S NAME AND ADDRESS

Wayne D. Fricke  
Linda L. Fricke

GRANTEES NAME AND ADDRESS

After recording return to:

Wayne D. Fricke & Linda L. Fricke

Ashlan Star Route 97603

NAME, ADDRESS, ZIP

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

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/roll/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

37 JUN 24 PM 3 52

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
3. Easement, including the terms and provisions thereof:
  - For : 50 foot wide pole and wire line across S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 32 and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33.
  - Granted to : California Oregon Power Company, A Corporation
  - Recorded : May 4, 1914 Book: 42 Page: 103
4. Easement, including the terms and provisions thereof:
  - For : 10 foot wide electric transmission line across SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 32 and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33
  - Granted to : California Oregon Power Company, A Corporation
  - Recorded : June 12, 1951 Book: 247 Page: 686
5. Easement, including the terms and provisions thereof:
  - For : Poles and anchors across W $\frac{1}{2}$  of Section 33
  - Granted to : Pacific Telephone and Telegraph Company, A California Corporation
  - Dated : July 27, 1937
  - Recorded : December 15, 1937 Book: 113 Page: 376
6. Contract, including the terms and provisions thereof:
  - Dated : February 27, 1976
  - Recorded : March 1, 1976
  - Book : M-76 Page: 2829
  - Vendor : Elizabeth L. Crutchfield
  - Vendee : John D. Doster and Joyce R. Doster, husband and wife

The Vendor's interest in said contract was assigned by instrument:

  - Dated : November 1977
  - Recorded : November 17, 1977
  - Book : M-77 Page: 22361
  - To : Theodore A. Thomas and Patricia M. Thomas

The Vendee's interest in said contract was assigned by instrument:

  - Dated : September 6, 1978
  - Recorded : September 22, 1978
  - Book : M-78 Page: 20985
  - To : Veril D. Key and Sandra C. Key, husband and wife

The Vendor's interest in said contract was assigned by instrument:

  - Dated : August 6, 1979
  - Recorded : August 6, 1979
  - Book : M-79 Page: 18699
  - To : Robert B. Millard and Allison Millard, husband and wife

(Affects this and other property)

SAID CONTRACT OF SALE, the Grantee herein does not agree to assume and the Grantor herein agrees to hold the Grantee harmless therefrom.
7. Easement, including the terms and provisions thereof:
  - Dated : February 27, 1976
  - Recorded : March 1, 1976 Book: M-76 Page: 2829
  - Granted to : Elizabeth L. Crutchfield
  - For : Roadway purposes across Westerly 30 feet, South 30 feet Easterly 30 feet, the interest of Elizabeth L. Crutchfield in said easement was conveyed to Patricia M. Thomas by Bargain and Sale Deed
  - Recorded : May 23, 1977 Book: M-77 Page: 8297
8. Easement, including the terms and provisions thereof:
  - For : Electric transmission line along the East line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33
  - Granted to : Pacific Power and Light Co., A Corporation
  - Dated : June 17, 1977
  - Recorded : July 8, 1977 Book: M-77 Page: 12108

9. Easement as reserved in Warranty Deed:  
 For : Roadway  
 By : Elizabeth L. Crutchfield  
 Recorded : August 3, 1979 Book: M-79 Page: 18488
10. Release, including the terms and provisions thereof:  
 Between : Elizabeth L. Crutchfield  
 And : John D. Doster and Joyce R. Doster  
 Dated : July 26, 1977  
 Recorded : July 11, 1978  
 Book : M-78  
 Page : 14866

FORM No. 139—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 24th day of June, 19 87 personally appeared  
VICKI LYNNE KEY SWAFFORD  
 who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for  
VERIL WILBURN KEY  
 that he executed the foregoing instrument by authority of and in behalf of said principal; and s/he acknowl-  
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

*Sandra Handsocker*  
 (Signature)

NOTARY PUBLIC FOR OREGON

My commission expires: 7/23/89  
 (Title of Officer)

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 3:52 o'clock P.M., and duly recorded in Vol. M87  
 of Deeds on Page 11013.

FEE \$18.00

Evelyn Biehn, County Clerk  
 By *Ann Smith*