

57-13403

ATE 31195

76984


Aspen
 TITLE & ESCROW, INC.

Vol. 1487 Pg. 12607

WARRANTY DEED (INDIVIDUAL)

DAN MC AULIFFE

 convey(s) to JERRY O. ANDERSON, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

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 \$ 20,000.00. 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 16th day of JULY, 19 87.

Dan McAuliffe

STATE OF OREGON, County of KLAMATH, ss.
JULY 16th, 19 87.

Personally appeared the above named DAN MC AULIFFE

instrument to be HIS voluntary act and deed, and acknowledged the foregoing

Before me:

David A. Pad
 Notary Public for OREGON
 My Commission Expires: 4/24/89

GRANTOR'S NAME AND ADDRESS

Jerry O. Anderson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Co. Judicial 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

STATE OF OREGON,

County of _____ ss.

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/facsimile/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

12608

A tract of land situated in the NW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00° 12' 30" East a distance of 1474.00 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89° 54' 30" East parallel with the North line of said Section 7 a distance of 26.70 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89° 54' 30" East a distance of 957.88 feet to a 5/8 inch iron pin; thence continuing South 89° 54' 30" East a distance of 5.50 feet to the centerline of an existing irrigation ditch; thence South 16° 07' 41" West along the centerline of said ditch a distance of 425.04 feet; thence North 89° 54' 30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89° 54' 30" West a distance of 838.42 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing North 89° 54' 30" West a distance of 26.60 feet to the West line of said Section 7; thence North 00° 12' 30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion deeded to State of Oregon by and through its State Highway Commission in Deed Volume 232 at page 421, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Right of way for irrigation ditch along the Easterly line as disclosed by the description contained herein.
4. Waiver of Riparian rights, including the terms and provisions thereof, from E. C. Ream, to the United States, recorded September 16, 1905, in Book 42 at page 604, Deed Records.
5. Acceptance of the terms and conditions of reclamation extension act by E. C. Ream, recorded November 4, 1914, in Book 42 at page 604, Deed Records.
6. Limited access in deed to State of Oregon by and through its State Highway Commission recorded July 16, 1949 in Book 232 at page 421, Deed Records, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the a butting property.
7. Anchor and guy wire easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, by instrument recorded august 27, 1964 in Book 355 at page 554, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
of July A.D. 19 87 at 9:06 o'clock AM. and duly recorded in Vol. 16th day
of Deeds on Page 12607 M87
FEE \$14.00
By Evelyn Biehn, County Clerk