



KCTC-39649

77721

Aspen

TITLE & ESCROW, INC. Vol. 1487 Page 13917
WARRANTY DEED (INDIVIDUAL)

VINCIL LEE RENTLE and BARBARA A. RENTLE, husband and wife

, hereinafter called grantor, convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN, TTEES SIMONSEN FAMILY TRUST, dated 3/20/86 as to an undivided $\frac{1}{2}$ interest and PAUL WILLIAM SIMONSEN as to all that real property situated in the County of Klamath, State of Oregon, described as: an undivided $\frac{1}{2}$ interest

Township 37 South, Range 15 East of the Willamette Meridian:

Section 13: SW $\frac{1}{4}$
 Section 14: S $\frac{1}{2}$
 Section 15: S $\frac{1}{2}$ EXCEPT the NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 23: N $\frac{1}{2}$ EXCEPT N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$
 Section 24: W $\frac{1}{2}$ and W $\frac{1}{2}$ E $\frac{1}{2}$
 Section 25: All
 Section 26: NE $\frac{1}{4}$

"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 \$ 229,320.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 July, 19 87.

Vincil Lee Rentle
Barbara A. Rentle

STATE OF OREGON, County of Klamath)ss.

July 24, 19 87.

Personally appeared the above named VINCIL LEE RENTLE and BARBARA A. RENTLE, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Darlene V. 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:

Grantees
30731 Via La Cresta
Rancho Palos Verdes, CA 90274
 NAME, ADDRESS, ZIP

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

Grantees
As Above
 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

13918

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1986-87, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

3. Liens and assessments, contracts, water rights, proceeding, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.

4. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

5. Reservations and restrictions in Deed from Nolte-Utley Realty Co., to James Owen, recorded in Volume 46 page 435, Deed Records of Klamath County, Oregon, as follows: "Subject to one-half of all oil, gas, coal and minerals, on, in or under said lands, together with the right to take and mine the same, are reserved by the grantor, its successors and assigns." Affects W $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 15, and other property immaterial hereto.

6. Reservations and restrictions in deed from Nolte-Utley Realty Co., to Pat J. O'Leefe, recorded in Volume 80 page 540, Deed Records of Klamath County, Oregon, as follows: "Subject to one-half of all oil, gas, coal and minerals, on, in, or under said lands together with the right to take and mine the same are reserved by the grantor, its successors and assigns." Affects SW $\frac{1}{4}$ Sec. 15.

7. Reservations and Restrictions, including the terms and provisions thereof, as contained in the Deed from James H. Owen and Mary E. Owen, husband and wife to Schallock & Daggett Co., a corporation, recorded February 27, 1928, in Volume 85 page 374, Deed Records of Klamath County, Oregon. Affects NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 15.

8. Right of way conveyed by United States Nation Corporation to The California Oregon Power Company, dated June 30, 1938, recorded July 25, 1938, in Volume 117 page 17, Deed Records of Klamath County, Oregon. Across SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 24.

9. Right of way, including the terms and provisions thereof, given by Barbara Hall and Vance Hall to The California Oregon Power Company, dated January 18, 1960 recorded January 21, 1960 in Volume 318 at page 380, Deed Records of Klamath County, Oregon. Across SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15; and NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 25.

10. Right of way, including the terms and provisions thereof, given by Barbara Taylor Hall to United States of America, dated December 22, 1962, recorded September 11, 1963, in Volume 348 page 104, Deed Records of Klamath County, Oregon. Across SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 24.

11. Right of way, including the terms and provisions thereof, given by Barbara Taylor Hall to United States of America, dated September 21, 1967, recorded October 20, 1967, in Volume M-67 at page 8192, Deed Records of Klamath County, Oregon. Across SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 24, and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 25.

12. Reservations and restrictions in Deed from United States of America to Vance Hall and Barbara Hall, dated April 15, 1968, recorded April 25, 1968, in Volume M68 page 3305, Deed Records of Klamath County, Oregon, as follows: "...and there is reserved from the land hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Reserving, also to the United States all minerals, oil, and gas in the land so patented, and to it or person authorized by it, the right to prospect for, mine, and remove such deposits from the same, in accordance with the provisions of the Act of February 28, 1925." Affects SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 24, and NE $\frac{1}{4}$ of Sec. 26.

13. Right of way easement, including the terms and provisions thereof, given by Vance Hall, et ux., to Pacific Power & Light Company, a corporation, dated October 11, 1967, recorded May 8, 1968, in Volume M68 page 4205, Deed Records of Klamath County, Oregon. Affects NE $\frac{1}{4}$ of Sec. 26.

EXHIBIT "A" continued

13919

14. Right of way, including the terms and provisions thereof, by and between Vance Hall and Barbara Taylor Hall, to United States of America, dated October 18, 1969, recorded October 21, 1969, in Volume M69 page 8979, Deed Records of Klamath County, Oregon. Affects M.R.W. of Sec. 23.
15. Easement, including the terms and provisions thereof, from United States of America, acting by and through the Forest Service, Department of Agriculture to Weyerhaeuser Company, a corporation, dated September 21, 1970, recorded April 6, 1971 in Volume M71 page 2942, Deed Records of Klamath County, Oregon. and recorded October 11, 1971 in Volume M71 page 13644, Deed Records of Klamath County, Oregon.
16. Permit to use road, including the terms and provisions thereof, given by Vance Hall and Barbara Hall to Norman J. Duffy and Earle E. Duffy, dated March 18, 1973, recorded March 21, 1973 in Volume M73 page 3023, Miscellaneous Records of Klamath County, Oregon. Affects Sec. 15.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 4th day
of August A.D. 19 87 at 11:20 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 13917

FEE \$18.00

Evelyn Biehn, County Clerk
By Tom Smith