

'994

M-31270  
**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M81 Page 14419

MELBA D. WINDSOR, hereinafter called grantor,  
convey(s) to WILLIAM M. BOSSERT and KAREN E. BOSSERT, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

The SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$  and all that portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 28, which  
lies Northeasterly of the County Road known as the Bonanza-Lorella Road;  
All that portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 33 which lies North-  
easterly of the County Road known as the Bonanza-Lorella Road; All in  
Township 39 South, Range 12 East of the Willamette Meridian, in the County  
of Klamath, State of Oregon.

"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  
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 \$125,000.00. \*However, the actual con-  
sideration consists of or includes other property or value given or promised which is the whole consideration  
(indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 5th day of August,  
19 87.

STATE OF OREGON, County of Klamath )ss.  
August, 1987.

Personally appeared the above named MELBA D. WINDSOR

instrument to be her voluntary act and deed.

Before me:

Harlene J. [Signature]  
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  
Rt. 1, Box 27-H  
Bonanza, OR 97623  
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

## EXHIBIT "A"

14420

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
3. Reservations of all the gas and oil, including the terms and provisions thereof as disclosed by instrument:
 

Dated	: September 28, 1931
Recorded	: April 17, 1935
Book	: 104
Page	: 466
Reserved by	: George A. McCart and Cora H. McCart
4. Easement, including the terms and provisions thereof:
 

Dated	: September 30, 1941
Recorded	: November 13, 1941
Book	: 142
Page	: 445
In favor of	: Pacific Power and Light Company
For	: 10 foot wide electric transmission line (SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 28 and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 33, Twp 39 S., R 12 EWM.)
5. An easement, including the terms and provisions thereof, between Robert S. Adams, et ux., and Ralph E. Vaden, et ux. dated October 22, 1959, recorded October 26, 1959 in Book 316 at page 619, Deed Records of Klamath County, Oregon, for road purposes through S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 28 and NW $\frac{1}{4}$  Sec. 33, Twp 39 S., R 12 EWM.
6. Easement, including the terms and provisions thereof:
 

Dated	: April 19, 1975
Recorded	: April 19, 1975
Book	: M-75
Page	: 3994
In favor of	: Edward H. Barinoff and Jeanne M. Barinoff
For	: Roadway through S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 28
7. Lease, including the terms and provisions thereof:
 

Dated	: May 10, 1976
Recorded	: May 21, 1976
Book	: M-76
Page	: 7554
Between	: Gordon R. Toevs and Howard O. Toevs
And	: Jesse H. Goings

 (Covers additional property)
8. Easement, including the terms and provisions thereof:
 

Dated	: July 31, 1979
Recorded	: August 8, 1979
Book	: M-79
Page	: 18920
In favor of	: Adjacent property owner
For	: Maintenance use and repair of irrigation ditches, which easement is 20 feet in width lying Westerly of and adjacent to the East line of the NW $\frac{1}{4}$ of Section 33 and running from the Northerly line of the County Road North to the Langell Valley Irrigation District Main Canal
9. 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.
10. Subject to rules and regulations of Fire Patrol District.
11. Taxes for the year 1987-88 are now a lien but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day  
 of August A.D. 19 87 at 4:20 o'clock P M., and duly recorded in Vol. M87,  
 of Deeds on Page 14419.

FEE \$14.00

 Evelyn Biehn, County Clerk  
 By [Signature]