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S-31334

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

Vol. 1487 Page 14459

FRED DELNO MORELAND aka FRED D. MORELAND and ARDELLA RUTH MORELAND aka ARDELLA R. MORELAND, husband and wife  
convey(s) to ROBERT R. WOODMAN and VICKI L. STRICKLAND, hereinafter called grantor,  
but with full rights of survivorship Not as Tenants in Common  
County of Klamath, State of Oregon, described as:

See Attached Exhibit "A" for Legal Description

"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 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 \$ 40,000.00. ~~THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT.~~

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 12 day of August, 19 87.

Fred Delno Moreland  
Fred Delno Moreland aka Fred D. Moreland  
Ardella Ruth Moreland  
Ardella Ruth Moreland aka Ardella R. Moreland

STATE OF OREGON, County of Klamath )ss.  
On this 12 day of August, 19 87.

Personally appeared the above named Fred Delno Moreland and Ardella Ruth Moreland, husband and wife  
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Staudacher  
Notary Public for Oregon  
My Commission Expires: 7-23-89

GRANTOR'S NAME AND ADDRESS:

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Robert R. Woodman & Vicki L. Strickland  
11891 Crystal Springs Rd  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Same

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

97 AUG 12 AM 11 29

## EXHIBIT "A"

## PARCEL 1:

Lot 18, CASITAS, in the County of Klamath, State of Oregon.

## PARCEL 2:

Beginning at the iron axle which marks the Northwest corner of Tract No. 18 of Casitas, which is the true point of beginning of this description; running thence North 0° 32' West along the Easterly right of way line of Altamont Drive, a distance of 66.95 feet, more or less, to the Southwest corner of property described in Deed 310 at page 21; thence South 89° 53' East, along the Southerly boundary of said parcel a distance of 165 feet to a point; thence South 0° 32' East parallel to the center line of Altamont Drive, a distance of 66.95 feet, more or less, to the North line of Tract No. 18 of Casitas; thence North 89° 53' West along the North line of Tract 18 of Casitas, a distance of 165 feet, more or less to the point of beginning, being in ALTAMONT RACH TRACTS, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Santiary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
4. Easements, including the terms and provisions thereof, reserved in Book 193 at page 263, recorded July 12, 1946, in Deed REcords of Klamath County, Oregon.
5. Conditions, restrictions as shown on the recorded plat of Casitas.
6. Conditions, restrictions as shown on the recorded plat of Altamont Ranch Tracts.
7. Taxes for the year 1987-1988 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 12th day  
of August A.D. 19 87 at 11:29 o'clock A M., and duly recorded in Vol. M87,  
of Deeds on Page 14459.  
Evelyn Biehn, County Clerk  
By [Signature]

FEE \$14.00