78885

LEE E. CARLSON

M31377 VOI. MS 1377 TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

Voi 187 Page 16011

Maria III

, hereinafter called grantor, convey(s) to TRAIN MOUNTAIN, INC all that real property situated in the County of _ Klamath , State of Oregon, described as: 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 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 \$67,500.00 . "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) (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) In construing this cleed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 1987 STATE OF GREGON, County of Klamath ≥ day of September, 19 87. Personally appeared the above named _____ Iee E. Carlson and acknowledged the foregoing instrument to be voluntary act and deed. 10:03 Before mé: Notary Public for My Commission Expires: STATE OF OREGON. SS GRANTOR'S NAME AND ADDRESS County of I certify that the within instrument was received for record on the _____, 19 _ GRANTEE'S NAME AND ADDRESS oclock_ _M., and recorded SPACE RESERVED in book/reel/volume No. _ After recording return to FOR √or as document/fee/file/ instrument/microfilm No. RECORDER'S USE Record of Deeds of said county. NAME, ADDRESS, 23F Witness my hand and seal of County acache gniscollet eth of true ed flads stremeters and fla betseuper al egnade a litre affixed. sine TITLE NAME, ADDRESS, ZIP Deputy FORM 685-2.5M

A parcel of land situated in Government Lots 2, 7 and 10, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 2 (said point also being the North one-quarter corner of said Section 9); thence South 00° 00' 30" West along the West line of said Government Lot 2, 311.14 00° 00' 30" West along the West line of said Government Lot 2, 311.14 feet, to the true point of beginning of this description; thence from said point of beginning North 89° 38' 24" East 280.05 feet; thence from 638.03 feet; thence East 502.11 feet, to a point on the Westerly right of way line U S Highway #97; thence South 04° 02' 34" West along the Westerly line of said Government Lot 10; thence North 89° 59' 02" West along the South line of said Government Lot 10; thence North 89° 59' 02" West along the of said Government Lot 10, 710.46 feet, to the Southwest corner lines of Government Lot 10; thence North 00° 00' 30" East along the West of beginning.

TOGETHER WITH an easement as disclosed by instrument recorded in Volume M84 at page 20462 and TOGETHER WITH an easement as disclosed by instrument recorded in Volume M86 at page SUBJECT TO:

- 1. Rights of the public in and to any portion of the herein described premises lying within 2. Subject to rules and regulations of Fire Patrol District.
- 3. As disclosed by the tax roll the premises herein described have been zoned or classified
- 4. Regulations, incluidng levies, assessments, water and irrigation rights and easements of Modoc Point Irrigation District.
- 5. Easement as contained in instrument recorded September 26, 1957 in Book 294 at page 481.

 6. Terms and provisions as set forth in Land Status Books 200 at page 481. Terms and provisions as set forth in Land Status Report recorded March 3, 1959 in Book 310 at page 239, as disclosed by Deed recorded in Book 335 at page 334.
- 7. Easement, conditions and restrictions as contained in instrument recorded in Book 329 8. Easement recorded February 23, 1981 in Book M-81 at page 3139.

STATE OF OREGON, County of Klarnath

Filed for record at request of:

Aspen Title Company on this 3rd day of Sent. __ A.D., 19 <u>87</u> 11:27 in Vol. M87 of Decide of Deeds _ Page _ 16011 Evelyn Biehn, County Clerk Ву 19m Fee, \$14.00