

80058

#M-31379
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M81 Page 17948

FRANCIS E. BUTTERFIELD and ADELIA E. BUTTERFIELD, husband and wife

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

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described pre-
 mises lying within the boundaries of streets, roads or highways.
2. Taxes for the year 1987-88 are now a lien but not yet payable.

"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
 AS SET OUT ABOVE

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 \$ 6,000.00. *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

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 2nd day of September,
 19 87.

Francis E. Butterfield
Adelia E. Butterfield

STATE OF California, County of Imperial, ss.
September 8, 1987.

Personally appeared the above named FRANCIS E. BUTTERFIELD and ADELIA E.
BUTTERFIELD, husband and wife

Instrument to be their voluntary act and deed. and acknowledged the foregoing



HUGH S. RITTER
 NOTARY PUBLIC - CALIFORNIA
 PRINCIPAL OFFICE IN
 IMPERIAL COUNTY
 My Commission Exp. Apr. 13, 1989

Before me:

Hugh S. Ritter
 Notary Public for Imperial Co. California
 My Commission Expires: 4-13-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
30731 Via La Cresta
Rancho Palo Verde CA 90274
 NAME, ADDRESS, ZIP

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

Grantees
30731 Via La Cresta
Rancho Palo Verde CA 90274
 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/real/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"

17949

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS & EXCEPT that portion deeded to Bly Logging Company in Volume 47 at page 513, recorded on June 18, 1929, more particularly described as follows:

A strip of land 100 feet wide being 50 feet wide on either side of the centerline of the Ewauna Box Company's main line logging railroad described as follows:

Beginning at Engineer's Station 383 plus 95 which point is 1320 feet, more or less, West and 2000 feet, more or less, North of the Southeast corner of Section 15, Township 37 South, Range 15 East of the Willamette Meridian, and running thence in a Southeasterly direction as surveyed and staked over and across the Northeast quarter of the Southeast quarter of said Section 15 to Engineer's Station 397 plus 90 which point is 1725 feet, more or less, North of the Southeast corner of said Section 15, being 1395 feet, more or less, in length in the Northeast quarter of the Southeast quarter of Section 15, Township 37 South, Range 15 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
of October A.D. 19 87 at 12:13 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 17948
FEE \$14.00
By Evelyn Biehn, County Clerk
Ann Smith