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#S31533

Aspen

TITLE &amp; ESCROW, INC.

Vol. 1487

Page

18766

## WARRANTY DEED (INDIVIDUAL)

ROY C. LOOMIS and CELIA B. LOOMIS, husband and wife, hereinafter called grantor,  
 convey(s) to JAMES MARK and SHARENE A. MARK, husband and wife  
 County of Klamath, State of Oregon, described as: all that real property situated in the

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 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 \$ 29,500.00. However, the actual consideration 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)

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 day of October

19 87.

Celia B. Loomis  
 Roy C. Loomis

STATE OF OREGON, County of Klamath  
 On this 10th day of October, 19 87.

Personally appeared the above named Roy C. Loomis and Celia B. Loomis  
 instrument to be their voluntary act and deed.

Before me: Sandra Handwerker  
 Notary Public for Oregon  
 My Commission Expires: 7-23-87

Roy C. &amp; Celia B. Loomis

GRANTOR'S NAME AND ADDRESS

James &amp; Sharene A. Mark

GRANTEE'S NAME AND ADDRESS

After recording return to:

James &amp; Sharene A. Mark

P.O. Box 628-F  
 Klamath Falls, Oregon 97601

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

James &amp; Sharene A. Mark

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. page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
 FOR  
 RECORDER'S USE

By NAME TITLE Deputy

FORM 685-2.5M

987 OCT 15 PM 3 50

S. A. M. V.H.M.

## EXHIBIT "A"

A tract of real property in Government Lot Numbers 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot #33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U.S. Highway #97, which point is monumented with a 3/4" iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Book 363 at page 58 of Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62° 07' East, 629.30 feet; thence East a distance of 454.20 feet; thence South a distance of 95.00 feet; thence East 107.27 feet; thence leaving said bounds and bearing North 41° 03 1/2' East 155.48 feet to a 1/2" steel rod which marks the most Northerly corner of that tract of land described in Book M-69 at page 8199 and in amended description thereof; thence North 51° 10' West 56 feet to the South line of a roadway herein referred to as point "A"; thence South 51° 10' East along the Easterly boundary of said tract of land a distance of 786.0 feet, more or less, to the water line of Williamson River; thence North 26° 47' East along said water line a distance of 165 feet to the true point of beginning of this description; thence continuing North 26° 47' East for 165 feet to a 1/2" iron pipe; thence North 56° 07' West 687.3 feet to a 1/2" steel rod; thence South 45° 50' West 132.7 feet to a point which bears North 45° 50' East 132.7 feet from above referred to point "A"; thence in a Southeasterly direction 708.5 feet more or less to the point of beginning.

## SUBJECT TO:

1. The right of way and public use areas of the State of Oregon in connection with Highway 97 as disclosed in Book 293 at page 296.
2. Right of way of Pacific Telephone and Telegraph Company, as disclosed by Book 293 at page 296.
3. Reservations and restrictions of Deed in Book 363 at page 58.
4. The rights of the public in and to that portion of the above described property lying within the limits of roads or highways.
5. Easement, recorded May 7, 1973 in Book M-73 at page 5486.
6. Easement, recorded August 11, 1986 in Book M-86 at page 13540.
7. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Williamson River and public rights of fishing and recreation in and to the shoreline of said river.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of October A.D., 19 87 at 3:50 o'clock P. M., and duly recorded in Vol. M87  
of Deeds on Page 18766  
By Evelyn Biehn County Clerk  
Bernetha A. Lettich

FEE \$15.00