

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

80758

DONALD HALL

convey(s) to ROBERT E. MONTGOMERY and SUZANNE J. MONTGOMERY, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 31, Township 35 South, Range 13 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 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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part of the~~ 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 22 day of October, 19 87.

Donald Hall

STATE OF OREGON, County of Klamath )ss.  
On this 22 day of October, 19 87.

Personally appeared the above named Donald Hall  
instrument to be his voluntary act and deed. and acknowledged the foregoing

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

Donald Hall

GRANTOR'S NAME AND ADDRESS

Robert E. & Suzanne J. Montgomery

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert E. & Suzanne J. Montgomery

P.O. Box 22

Beatty, OR 97621  
NAME, ADDRESS, ZIP

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

Robert E. & Suzanne J. Montgomery

P.O. Box 22

Beatty, OR 97621  
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/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"

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Recitals as set forth in deed recorded June 11, 1959 in Book 313 at page 279.
3. Easement, recorded June 5, 1961 in Book 330 at page 156.
4. Subject to a non-exclusive easement for road and utility purposes 60 feet in width, the centerline of which is the West line of the East  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
5. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 22nd day  
of October A.D., 19 87 at 3:27 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 19115.  
Evelyn Biehn, County Clerk  
By Sam Smith

FEE \$10.00