

80854

M31534

Aspen

TITLE & ESCROW, INC.

Vol. M87 Page 19363

WARRANTY DEED (INDIVIDUAL)

THEODOOR MARIUS JENS

, hereinafter called grantor, convey(s) to MICHAEL F. REED and ADRIENNE L. REED, husband and wife; and FRANK H. MEYER, not as tenants in common but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as:

The SE $\frac{1}{4}$ of Section 29 and the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 60 foot easement for roadway and utilities and pipelines along the existing road across the west half of Section 29 to the Klamath Falls-Lakeview Highway (State Highway 140).

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 \$ 19,000.00. 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 6th day of OCTOBER, 19 87.

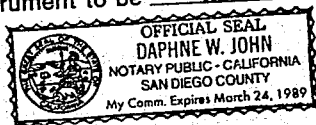
Theodor Marius Jens

CALIFORNIA
STATE OF SAN DIEGO, County of SAN DIEGO)ss.

On this 6th day of OCTOBER, 1987.

Personally appeared the above named Theodor Marius Jens and acknowledged the foregoing

instrument to be his voluntary act and deed.



Before me:

Daphne W. John
Notary Public for California

My Commission Expires: MARCH 24, 1989

Theodor Marius Jens

GRANTOR'S NAME AND ADDRESS

Michael F. & Adrienne L. Reed
Frank H. Meyer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
15992-A Pasadena Ave.
Tustin, CA 92680
NAME, ADDRESS, ZIP

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

Grantees
As Above

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 _____ of 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

NAME

By _____

TITLE

Deputy

EXHIBIT "A"

19364

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Easement, recorded December 22, 1969 in Book M-69 at page 10597.
3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
4. Agreement Creating Easement, recorded July 2, 1980 in Book M-80 at page 12256.
5. Easement as reserved in Warranty Deed, recorded January 12, 1979 in Book M-79 at page 922 and re-recorded July 13, 1981 in Book M-81 at page 12555.
6. Agreement Creating Easement, recorded June 1, 1981 in Book M-81 at page 9693.
7. Easement as reserved in Quitclaim Deed, recorded January 12, 1979 in Book M-79 at page 923 and re-recorded July 13, 1981 in Book M-81 at page 12557.
8. Easement, recorded January 8, 1985 in Book M-85 at page 319.
9. Easement, recorded January 8, 1985 in Book M-85 at page 287.
10. 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 26th day
 of October A.D., 19 87 at 11:37 o'clock A M., and duly recorded in Vol. M87,
 of Deeds on Page 19363
 Evelyn Biehn, County Clerk
 By [Signature]

FEE \$15.00