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#S31290


**Aspen**  
 TITLE & ESCROW, INC.
Vol M87 Page 19704
**WARRANTY DEED (INDIVIDUAL)**

ROBERT SLOAN

, hereinafter called grantor,

convey(s) to DOROTHY J. PIRIE

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 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 \$ 5,000.00. 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 7 day of October, 19 87.

Robert Sloan

 STATE OF OREGON, County of Klamath )ss.

 On this 7 day of October, 19 87.

 Personally appeared the above named Robert Sloan

and acknowledged the foregoing

 instrument to be this voluntary act and deed.

Before me:

Andrea Handwerker  
 Notary Public for Oregon

 My Commission Expires: 7-23-89
Robert Sloan

GRANTOR'S NAME AND ADDRESS

Dorothy J. Pirie

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dorothy J. Pirie
336-E Padre Street  
Santa Barbara, CA 93105  
 NAME, ADDRESS, ZIP

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

Dorothy J. Pirie
336-E Padre Street  
Santa Barbara, CA 93105  
 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 \_\_\_\_\_ or as document/fel/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

TITLE

By \_\_\_\_\_

Deputy

19705

## PARCEL 1:

The East one-half of the following described property:

TRACT #28, PINE CONE ADDITION, in the County of Klamath, State of Oregon, starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 448.11 feet to an iron pin, the point of beginning; thence South, a distance of 73.70 feet to an iron pin; thence East, a distance of 148.28 feet to an iron pin; thence North, a distance of 73.26 feet to an iron pin; thence North 89° 50' West, a distance of 148.28 feet more or less to the point of beginning.

## PARCEL 2:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe marking the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3; thence South 89° 50' 00" East along the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3, which is the South line of Third Addition to Sportsman Park subdivision, a distance of 596.39 feet to an iron pin on the true point of beginning of this description; thence continuing South 89° 50' 00" East along the above described line a distance of 183.85 feet to an iron pin on the Westerly right of way line of the County Road; thence Southerly along the Westerly line of said road and along the arc of a curve to the left (said curve has a radius of 746.20 feet) a distance of 84.04 feet to an iron pin; thence North 86° 38' 13" West a distance of 169.11 feet to an iron pin; thence North a distance of 73.26 feet, more or less, to the true point of beginning.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Conditions, restrictions and reservations as shown in Patent recorded in Book 10 at page 509.
4. Agreement, by and between Herbert Fleishhacker and May Belle Fleishhacker and The California Oregon Power Company.
5. Reservations in Deed recorded in Book 188 at page 47.
6. Agreement, recorded in Book 258 at page 287.
7. Agreement, recorded in Book 258 at page 290.
8. Reservation in deed recorded in Book 262 at page 581.
9. Easement recorded in Book 279 at page 99.
10. Correction Agreement, recorded in Book 280 at page 146.
11. Easement recorded May 1959 in Book 312 at page 440
12. Conditions and restrictions in Deed recorded October 6, 1964 in Book 356 at page 525.

## ALSO SUBJECT TO:

1. That grantees will not suffer or permit any unlawful, unseightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That said premises will be developed, sold and used solely as residence of Summer Home Sites.
3. That the above two parcels of land must be kept as an entire unit and may not be sold or conveyed separately.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 30th day  
of October A.D., 19 87 at 3:36 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 19704.

FEE \$15.00

Evelyn Biehn, County Clerk  
By Pam Smith