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#M31146

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M81 Page 20264

MARTHA JANE CASSIDY and DALLAS HENRY GIVAN and JAMES JESS GIVAN and ANN JANE MONTGOMERY, hereinafter called grantor, who acquired title as ANN JANE GIVAN convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN TRS SIMONSEN FAMILY TRUST DATED 3-20-86, 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 \$ 225,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration. 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 4th day of November, 19 87.

James J. Givan by Ann J. Montgomery
Martha Jane Cassidy
STATE OF OREGON, County of Klamath
November 10, 19 87 ss.

Dallas Henry Givan by Ann J. Montgomery
Ann J. Montgomery

Personally appeared the above named Martha Jane Cassidy and Ann Jane Montgomery instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me: Marlene P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bernard L. & Rhea E. Simonsen

6847 Alta Vista
Rancho Palos Verdes CA 90274
NAME, ADDRESS, ZIP

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

Bernard L. & Rhea E. Simonsen

6847 Alta Vista
Rancho Palos Verdes 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/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.

SPACE RESERVED FOR RECORDER'S USE

By _____ NAME _____ TITLE _____ Deputy

EXHIBIT "A"

Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 15: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 16: NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM: Beginning at a point 208.7 feet West of the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 35 South, Range 14 East of the Willamette Meridian; thence South 208.7 feet; thence West 208.7 feet; thence North 208.7 feet; thence East 208.7 feet to the point of beginning.

Section 21: E $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 22: NW $\frac{1}{4}$

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. Easement, recorded in Book 286 at page 392.
3. Easement, rights and agreements contained in deed recorded September 10, 1956 in Book 286 at page 425.
4. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use.
5. Subject to rules and regulations of Fire Patrol District.

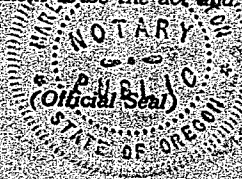
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath

ss.

On this the 4th day of November, 1987 personally appeared ANN J. MONTGOMERY aka ANN MONTGOMERY who, being duly sworn (or affirmed), did say that S he is the attorney in fact for JAMES JESS GIVAN, aka JAMES J. GIVAN and DALLAS HENRY GIVAN and that She executed the foregoing instrument by authority of and in behalf of said principal; and S he acknowledged said instrument to be the act and deed of said principal.



Before me:

Darlene T. Addington
(Signature)

My Commission Expires: 3-22-89

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th day of November A.D., 1987 at 3:21 o'clock P M., and duly recorded in Vol. M87 of _____ Deeds on Page 20264

FEE \$15.00

Evelyn Biehn,
By *PRM Smith* County Clerk