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#S31687

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. 187 Page 21348

RALPH E. BUCKINGHAM

convey(s) to CHARLES E. STIDHAM and GUADALUPE STIDHAM, husband and wife hereinafter called grantor,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 \$ 70,000.00. \*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 19 day of November 19 87.

Ralph E. Buckingham 11/25/87

STATE OF OREGON, County of Klamath ss.On this 25<sup>th</sup> day of November, 19 87.Personally appeared the above named Ralph E. BuckinghamInstrument to be his voluntary act and deed and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89

Ralph E. Buckingham

GRANTOR'S NAME AND ADDRESS

Charles E. &amp; Guadalupe Stidham

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles E. &amp; Guadalupe Stidham

6212 Aldama St.

Los Angeles, CA 90042

NAME, ADDRESS, ZIP

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

Charles E. &amp; Guadalupe Stidham

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the 25 day of November, 19 87 at 10 o'clock AM, and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/film/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

21349

A parcel of land being that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of a private drain ditch, said parcel being more particularly described as follows:

Beginning at the Southwest corner SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 10; thence North 89° 45' 43" East along the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , 324.72 feet to the centerline of a private drain ditch; thence following said private drain ditch the following courses: North 22° 15' 16" East, 106.86 feet; North 03° 34' 35" West, 80.15 feet; North 16° 11' 21" West, 258.24 feet; North 21° 54' 54" West, 93.78 feet; North 35° 32' 16" West, 77.42 feet; North 38° 16' 47" West, 113.67 feet to a point where said ditch intersects the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 10; thence South 89° 46' 31" West along said North line 135.41 feet to the Northwest corner thereof; thence South 00° 12' 10" West, 666.96 feet to the point of beginning.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District and of Klamath Basin Improvement District.
2. Easement for irrigation ditch as set out in agreement recorded June 5, 1912 in Book 37 at page 322.
3. Acceptance of terms and conditions of Reclamation Extension Act of August 13, 1914, recorded October 31, 1914 in Book 42 at page 592.
4. Release of damage occasioned by overflow or seepage of water of Melhase-Ryan Sump, recorded July 7, 1924 in Book 64 at page 291.
5. Easement, recorded June 18, 1969 in Book M-69 at page 4824.
6. Restriction contained in Deed recorded July 20, 1977 in Book M-77 at page 12866.
7. Trust Deed in favor of Klamath First Federal Savings and Loan Association, recorded April 26, 1978 in Book M-78 at page 8250 and assigned by instrument recorded June 30, 1981 in Book M-81 at page 11802, which Trust Deed Grantors herein hereby assume and agree to pay and hereby hold Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 25th day  
of November A.D. 19 87 at 3:36 o'clock P. M., and duly recorded in Vol. M87  
of Deeds on Page 21348  
FEE \$15.00 By Evelyn Biehn County Clerk  
Pam Smith