

82618

S-31697

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 187 Page 22454

NINA P. KELLEY

convey(s) to JIMMY D. BAGWELL and LORRAINE G. BAGWELL, 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" FOR LEGAL DESCRIPTION

"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 those set out in Exhibit "A" attached hereto

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 \$ 17,000.00 ~~THE WHOLE OF THE PROPERTY~~
~~AND THE GRANTOR'S OBLIGATION TO WARRANT AND DEFEND THE SAME AGAINST ALL PERSONS WHO MAY LAWFULLY CLAIM THE SAME, EXCEPT AS SHOWN ABOVE.~~

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 December, 19 87.

Nina P. Kelley
Nina P. Kelley

STATE OF OREGON, County of Klamath,) ss.
December 4, 19 87.

Personally appeared the above named NINA P. KELLEY

Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handsaker

Notary Public for Oregon

My Commission Expires: 7-23-89

Nina P. Kelley

GRANTOR'S NAME AND ADDRESS

Jimmy D. Bagwell

Lorraine G. Bagwell

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmy D. & Lorraine G. Bagwell

P.O. Box 253

Keno, OR 97627

NAME, ADDRESS, ZIP

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

Jimmy D. and Lorraine G. Bagwell

P.O. Box 253

Keno, OR 97627

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/leaf/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

22455

EXHIBIT "A"

That portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as the S $\frac{1}{2}$ of the following described property:

Beginning at a point 30 feet North of a point 557.4 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence running North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 5 feet thereof which was deeded to Klamath County, a governmental subdivision of the State of Oregon, by deed recorded July 21, 1975 in Book M-75 at page 8223.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Rights of the public in and to any portion of said premises lying within the limits of the public roads and highways.
3. Easements and right of way, including the terms and provisions thereof:

Granted to	: The California Oregon Power Company
Dated	: March 22, 1926
Recorded	: April 8, 1926
Book	: 69
Page	: 440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 16th day
 of December A.D., 19 87 at 2:23 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 22454
 By Evelyn Biehn County Clerk

FEE \$15.00