

85717

#S32108

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M88 Page 4383ALMA B. ABBOTT

convey(s) to LLOYD D. STEPHENS and GERALDINE R. STEPHENS, 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 \$ 58,000.00. 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 27 day of March, 19 88.

Alma B. AbbottSTATE OF OREGON, County of Klamath) ss.
On this 27 day of March, 19 88.Personally appeared the above named Alma B. AbbottInstrument made by her voluntary act and deed and acknowledged the foregoing

Before me: Sandra Handsocker
Notary Public for Oregon
My Commission Expires: 7-23-89

Alma B. Abbott

GRANTOR'S NAME AND ADDRESS

Lloyd D. & Geraldine R. Stephens

GRANTEE'S NAME AND ADDRESS

Lloyd D. & Geraldine R. Stephens10204 W. Olympia Ave.Gresham, OR 97030

NAME, ADDRESS, ZIP

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

Lloyd D. & Geraldine R. Stephens10204 W. Olympia Ave.Gresham, OR 97030

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 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

FORM 685-2.5M

EXHIBIT "A"

4384

A parcel of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 2 and 11, Township 41 South, Range 10 East of the Willamette Meridian; thence Westerly 700 feet along the section line between Sections 2 and 11, being the centerline of a county road, to a point on said section line; thence Southerly 30.00 feet at right angles to said section line to the Northwest corner of said parcel on the Southerly right of way line of said county road, being the true point of beginning; thence Easterly 115.00 feet along the Southerly right of way line of said county road and parallel to said section line to a point; thence Southerly at right angles to said section line to the high water line of Lost River; thence Westerly along the high water line of Lost River to a point approximately 221 feet South of the point of beginning; thence North to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of Governmental bodies, if any, in and to that portion of the above described premises lying below the ordinary high water mark of Lost River.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc.
 of March A.D. 19 88 at 3:40 o'clock P M., and duly recorded in Vol. 29th day
 of Deeds on Page 4383 M88

FEE \$15.00

Evelyn Biehn, County Clerk
 By Pam Smith