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Aspen
TITLE & ESCROW, INC.

Vol. M88 Page 4667

S-32071

WARRANTY DEED (INDIVIDUAL)

C. EUGENE CHROWL and NOLA M. CHROWL, husband and wife; and JOHN J. BANTA and VIOLET A. BANTA, husband and wife
convey(s) to CHRISTOPHER G. SOLOMAN and GLORIA J. SOLOMAN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

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 \$ 45,000.00. ~~THE WHOLE OF THE CONSIDERATION FOR THIS TRANSFER IS \$45,000.00. THE WHOLE OF THE CONSIDERATION FOR THIS TRANSFER IS \$45,000.00. THE WHOLE OF THE CONSIDERATION FOR THIS TRANSFER IS \$45,000.00.~~

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 29 day of March, 19 88.

John J. Banta
Violet A. Banta

Eugene Chrowl
Nola M. Chrowl

STATE OF OREGON, County of Klamath)ss.
On this 29 day of March, 19 88.

Personally appeared the above named C. EUGENE CHROWL and NOLA M. CHROWL, husband and wife and JOHN J. BANTA and VIOLET A. BANTA, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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

<u>C. Eugene & Nola M. Crowl</u>	
<u>John J. & Violet A. Banta</u>	
GRANTOR'S NAME AND ADDRESS	
<u>Christopher G. Solomon</u>	
<u>Gloria J. Solomon</u>	
GRANTEE'S NAME AND ADDRESS	
<u>Christopher G. & Gloria J. Solomon</u>	
NAME, ADDRESS, ZIP	
As directed on the Trust Deed	
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/film/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

A parcel of property located in Lots 4 and 5, Block 12, FOURTH ADDITION TO WINEMA GARDENS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, said point being North, a distance of 34.96 feet from the Southwest corner of said Lot 4; thence North $84^{\circ} 53' 42''$ East, a distance of 107.51 feet to a point on the East line of said Lot 4; thence South $05^{\circ} 06' 18''$ East, along the East line of said Lot 4, a distance of 44.71 feet to the Southeast corner of said Lot 4, also being the Northeast corner of said Lot 5; thence continuing South $05^{\circ} 06' 18''$ East along the East line of said Lot 5, a distance of 9.76 feet; thence South $84^{\circ} 53' 42''$ West, a distance of 112.37 feet, to a point on the West line of said Lot 5; thence North, along said West line, a distance of 19.72 feet to the Northwest corner of said Lot 5; thence continuing North, along the West line of said Lot 4, a distance of 34.96 feet to the point of beginning.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Fourth Addition to Winema Gardens.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.
3. Easement, including the terms and provisions thereof:

For	:	Communications purposes
Granted to	:	Southern Oregon Broadcasting Company, An Oregon Corporation dba SO Cable TV, its successors and assigns.
Recorded	:	January 21, 1976
Book	:	M076
Page	:	972
4. Easement, including the terms and provisions thereof:

For	:	Ingress and egress
Granted to	:	Lois G. Golden, her heirs, successors and assigns
Recorded	:	September 17, 1976
Book	:	M-76
Page	:	14622

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 31st day
of March A.D., 19 88 at 3:41 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 4667

FEE \$15.00

Evelyn Biehn, County Clerk
By Pam Smith