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ATC #S 32137

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m88 Page 4669

C. EUGENE CHROWL and NOLA M. CHROWL, husband and wife and JOHN J. BANTA and VIOLET A. BANTA, husband and wife, hereinafter called grantor, convey(s) to WILLIAM FRANCIS VERLING and DONNA ANNE VERLING, husband and wife 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 \$ 71,900.00. "However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 31st day of March, 19 88.

Eugene Chrowl
Nola M. Chrowl

John J. Banta
Violet A. Banta

STATE OF OREGON, County of Klamath)ss.

March 31, 19 88.

Personally appeared the above named C. Eugene Chrowl and Nola M. Chrowl and John J. Banta and Violet A. Banta and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Judith L. Morgado
Notary Public for Klamath First Federal
My Commission Expires: 8-31-91

C. Eugene Chrowl and Nola M. Chrowl
John J. Banta and Violet A. Banta

GRANTOR'S NAME AND ADDRESS

William Francis Verling and
Donna Anne Verling

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

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/fel/file/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

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

Beginning at the Northwest corner of said Lot 4; thence East along the North line of said Lot 4, a distance of 102.13 feet to the North-east corner of said Lot 4; thence South 05° 06' 18" East along the East line of said Lot 4, a distance of 55.69 feet; thence South 84° 53' 42" West a distance of 107.51 feet, to a point on the West line of said Lot 4; thence North, along the West line of said Lot 4, a distance of 65.04 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 RV, its successors and assigns

Recorded : January 21, 1976
 Book : M-76
 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 4669.

FEE \$15.00

Evelyn Biehn, County Clerk
 By Pam Smith