

85862

#M-32081
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M88 Page 4796

Carrol Joe Scronce and Betty L. Scronce, husband & wife
convey(s) to Carson S. Kendall and Sharon A. Kendall, husband & wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 DEPART-
MENT 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 PLAN-
NING 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 \$ 15,000.00. However, the actual con-
sideration 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) ^{part of the}
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 1st day of April,
19 88.

Carrol Joe Scronce
Betty L. Scronce

STATE OF OREGON, County of Klamath) ss.
April 1, 1988.

Personally appeared the above named Carrol Joe Scronce and Betty L. Scronce,
husband & wife
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Marlene J. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Scronce

(GRANTOR'S NAME AND ADDRESS)

Kendall

(GRANTEE'S NAME AND ADDRESS)

After recording return to:

C.S. & Sharon A. Kendall
2120 Huron Street
City, 97601

NAME, ADDRESS, ZIP

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

C.S. & Sharon A. Kendall
2120 Huron St.
City, 97601

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

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

4797

A portion of Lot 2 in Section 12, 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 a point which is 40 feet South and 240 feet East of the corner common to Sections 1, 2, 11 and 12 said township and range; thence East along the South line of Front Street in the City of Merrill a distance of 18 feet; thence South to the line of Lost River; thence Westerly along the line of Lost River to a point due South of the point of beginning; thence North to the point of beginning.

SUBJECT TO:

1. Right, title or interest of the public, including governmental bodies in and to that portion of said premisses lying below the ordinary high water line of the Lost River and public rights of fishing and recreation in and to the shoreline of said river.
2. Party Wall Agreement, including the terms and provisions thereof: Between C.L. Hodges and Delia Hodges, his wife, and R.W. Hodges and Edith Hodges, his wife and J.A. McDonald and Englis McDonald, his wife. Recorded September 22, 1930 in Book 93 on Page 55.
3. Easement, including the terms and provisions thereof: Between Roy W. Hodges and Bessie Hodges, his wife and C.L. Hodges and Delia Hodges, his wife and J.A. McDonald and Englis McDonald, his wife. Recorded April 4, 1932, in Book 97 on Page 203.
4. Easement as shown on the plat: Granted to City of Merrill. Recorded January 13, 1938 in Book 116 on page 155.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc.
of April A.D. 19 88 at 10:39 o'clock A M., and duly recorded in Vol. M88
of Needs on Page 4796

FEE \$15.00

Evelyn Biehn, County Clerk
By Phyllis Smith