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S-31532

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

WAYNE A. WILCOX and BETTY M. WILCOX, husband and wife
convey(s) to DONALD HALL, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 31, Township 35 South, Range 13 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

"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 \$ 3,000.00. *However, the actual con-
sideration 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 11th day of April,
19 88.

MONTANA
STATE OF OREGON, County of RAVALLI)ss.
April 11, 19 88.

Personally appeared the above named WAYNE A. WILCOX and BETTY M. WILCOX
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Carol J. Digler
Notary Public for MONTANA
My Commission Expires: July 22, 1990

Wilcox
GRANTOR'S NAME AND ADDRESS
Hall
GRANTEE'S NAME AND ADDRESS
After recording return to:
Donald Hall
P.O. Box 7
Beatty, OR 97621
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of SS.
I certify that the within instrument
was received for record on the 11 day
of April, 19 88,
at 11 o'clock AM, and recorded
in book/reel/volume No. on
page of 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

Subject To: Wilcox/Hall

1. 5724

EXHIBIT "A"

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Recitals as set forth in deed from the United States of America to Ethel Delorme, et al., recorded June 11, 1959 in Book 313 at page 279, Deed Records.
3. Easement, including the terms and provisions thereof: Granted to Ryan M. O'Brien, Dated May 12, 1961. Recorded on June 5, 1961 in the Book 330, on Page 156. The North 30 feet SW $\frac{1}{4}$ Sec. 31, Twp 35 S., R 13 EWM.
5. Subject to a non-exclusive easement for road and utility purposes 60 feet in width, the centerline of which is the West line of the East $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
6. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of April A.D. 19 88 at 3:53 o'clock P M., and duly recorded in Vol. M88,
of Deeds on Page 5723.

FEE \$15.00

Evelyn Diehn County Clerk

By Berntha A. Hetsch