

86698

Vol. m88 Page 6544**Aspen**

TITLE & ESCROW, INC.

S-32169

WARRANTY DEED (INDIVIDUAL)JOSEPH L. CRAMER

_____, hereinafter called grantor,
convey(s) to CECIL L. SHOEMAKER and CATHY SHOEMAKER, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 20, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, 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 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 \$ 6,500.00. ~~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)~~

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 14 day of April,
19 88.



Joseph L. Cramer

STATE OF OREGON, County of _____)ss.

On this 20th day of April, 19 88.

Personally appeared the above named JOSEPH L. CRAMER

and acknowledged the foregoing
Instrument to be his voluntary act and deed.

Before me:

Mary Ann
Notary Public for Oregon

My Commission Expires: 7/1/89

JOSEPH L. CRAMER

GRANTOR'S NAME AND ADDRESS

CECIL L. SHOEMAKER

CATHY SHOEMAKER

GRANTEE'S NAME AND ADDRESS

After recording return to:

CECIL L. & CATHY SHOEMAKER

P.O. Box 162

Midland, OR 97623

NAME, ADDRESS, ZIP

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

CECIL L. SHOEMAKER AND CATHY SHOEMAKER

P.O. Box 162

Midland, OR 97623

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 _____ 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

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Klamath River Sportsman's Estates.
2. Subject to rules and regulations of Fire Patrol District.
3. Release of claim for damages resulting from raising and/or lowering the water of Klamath River, including the terms and provisions thereof, given by Roy W. Nelson, et al., to California-Oregon Power Company, a California Corporation and the California Oregon Power Company, a California Corporation, dated June 10, 1930, recorded December 22, 1931 in Book 96 at page 440, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof:

For	:	Raising or lowering water level of Klamath River between elevations of 4085 and 4086.5 feet above sea level.
Granted to	:	California-Oregon Power Company, A California Corporation
Dated	:	June 10, 1930
Recorded	:	December 22, 1931
Book	:	96
Page	:	441
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin, appearing of record:

Recorded	:	May 6, 1968
Book	:	M-68
Page	:	4084

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
 of April A.D., 19 88 at 3:22 o'clock P M., and duly recorded in Vol. M88,
 of Deeds on Page 6544.

FEE \$15.00

Evelyn Biehn County Clerk

By

Bernetha A. Fetsch