

87300

Aspen #01031857
WARRANTY DEED - INDIVIDUAL

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AFTER RECORDING RETURN TO:
BERNARD L. SIMONSEN
RHEA E. SIMONSEN
6847 ALTA VISTA
RANCHO PALOS VERDES, CA 90274

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RHODA MOTT HYDE BENNETT hereinafter called grantor, convey(s) to
BERNARD L. SIMONSEN AND RHEA E. SIMONSEN TRUSTS SIMONSEN FAMILY
TRUST DATED 3-20-88 all that real property situated in the
County of Klamath, State of Oregon, described as:

PARCEL 1:

The W1/2E1/2 and SE1/4SE1/4 Section 33, Township 35 South, Range
14 East of the Willamette Meridian, in the County of Klamath,
State of Oregon, and

All of Section 4, Township 36 South, Range 14 East of the
Willamette Meridian, in the County of Klamath, State of Oregon,
EXCEPTING the SE1/4SE1/4NW1/4, SW1/4SW1/4NE1/4 and SE1/4SE1/4.

PARCEL 2:

All Section 3, Township 36 South, Range 14 East of the
Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPT the NW1/4SE1/4NE1/4; N1/2 of Lot 4 (N1/2NW1/4NW1/4);
N1/2N1/2NE1/4SW1/4; N1/2S1/2NW1/4SE1/4, S1/2S1/2SW1/4SE1/4;
S1/2S1/2SE1/4SE1/4

And SE1/4SE1/4NW1/4, SW1/4SW1/4NE1/4 Section 4, Township 36
South, Range 14 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 DEPARTMENT TO VERIFY
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Rights of the
public in and to and portion of the herein described premises
lying within the boundaries of roads or highways. 2) Right,
title or interest of the public, including governmental bodies
in and to that portion of said premises lying below the ordinary
highwater line of the Sprague River and public rights of
fishing and recreation in and to the shoreline of said river. 3)
All matters arising from any shifting in the course of Sprague
River. 4) Subject to rules and regulations of Fire Patrol
District. 5) As disclosed by the tax roll the premises herein
described have been zoned or classified for farm use. 6)
Reservation of coal and minerals recorded December 6, 1949 in
Book 2350 at page 482. 7) Easement recorded February 18, 1965 in
Book 359 at page 378, 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
\$538,500.00.

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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 12th day of May 1988.

Rhoda Mott Hyde Bennett
RHODA MOTT HYDE BENNETT

STATE OF OREGON, COUNTY OF KLAMATH ss.

On this 12th day of May, 1988,

Personally appeared the above named RHODA MOTT HYDE BENNETT, and

acknowledged the foregoing instrument to be her voluntary act

and deed.

Before me, Marlene J. Addington

Notary Public for Oregon

My Commission Expires: 3-22-89

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