



Aspen

TITLE & ESCROW, INC.

Aspen 32320

Vol. 1188 Page 9130

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 JOSEPH F. O'BRIEN
 JANICE A. O'BRIEN
 2988 HOPE STREET
 KLAMATH FALLS, OR 97603

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

FRANK P. ZISSOS AND HELEN DEMSON AND JOHN P. ZISSOS AND MARIE P. HUTCHISON, hereinafter called Grantor, convey(s) to JOSEPH F. O'BRIEN and JANICE A. O'BRIEN, HUSBAND AND WIFE, hereinafter called Grantees, all that real property situated in the County of Klamath, State of Oregon, described as follows:

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 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 any portion of the herein described premises lying within the boundaries of roads or highways. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 3) Regulations, including levies, liens, assessments rights of way and easements of the South Suburban Sanitary District.

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 \$32,000.00.

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 6th day of June, 1988.

FRANK P. ZISSOS

JOHN P. ZISSOS

HELEN DEMSON

MARIE P. HUTCHISON

Continued on next page

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EXHIBIT "A"

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Beginning at a point in the South line of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 665.5 feet West of the quarter corner between Sections 2 and 11, Township and Range aforesaid, and running thence North 0 degrees 13' East 447 feet more or less to the Southerly right of way line of the Oregon California and Eastern Railway Company; thence North 66 degrees 51' West along said Southerly right of way line, 1350 feet more or less to an intersection with the Easterly right of way line of the U.S.R.S. main canal; thence Southeasterly along the Easterly right of way line of said canal, to the South line of said Section 2; thence East 500.75 feet more or less to the place of beginning, lying and being in the Southwest quarter (SW 1/4) of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to Wilfred Noble and Edith M. Noble, husband and wife by Warranty Deed recorded in Book 193 at page 49.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 88 at 3:07 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 9130

FEE \$13.00

Evelyn Biehn

By

Bernetha Hetsch County Clerk