



WARRANTY DEED - INDIVIDUAL

Aspen 5 32264

AFTER RECORDING RETURN TO:

GARY HUBBLE, DEBORAH J. HUBBLE, BOX 485, P.O. BOX 485, BLY, OREGON 97622

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

SAME AS ABOVE

DAVID S. PETE AND BERNADINE L. PETE, HUSBAND AND WIFE hereinafter called grantor, convey(s) to GARY HUBBLE AND DEBORAH J. HUBBLE, HUSBAND AND WIFE, Hereinafter called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

All of the Southeast quarter of the Southeast quarter of Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeast of the Lakeview Highway.

ALSO all of the Northeast quarter of the Northeast quarter of Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, lying Southeast of the Lakeview Highway, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time, that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

3. Easement, including the terms and provisions thereof:
To: Maintain, inspect, reconstruct, repair, replace and keep clear anchors.

Granted to: The Pacific Telephone & Telegraph Company
Recorded: January 29, 1953
Book: 259 Page: 34

4. Easement, including the terms and provisions thereof:
For: Pipe line
Granted to: A.M. Lepley
Recorded: March 24, 1954 Book: 266 Page: 123

5. Easement, including the terms and provisions thereof:
For: Ditch and pipe
Granted to: A.M. Lepley
Recorded: March 24, 1954 Book: 266 Page: 125

6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor: David S. Pete and Bernadine L. Pete, husband and wife
Trustee: Aspen Title & Escrow, Inc.
Beneficiary: A.M. Lepley and Zona E. Lepley, husband and wife
Dated: June 23, 1986
Recorded: July 1, 1986 Book: M-86 Page: 11562
SAID TRUST DEED, IS NOT BEING ASSUMED BY THE GRANTEE HEREIN AND THE GRANTEE AGREES TO HOLD GRANTEE HARMLESS THEREFROM.

7. Easement, including the terms and provisions thereof:
For: Electric transmission and distribution line
Granted to: Pacific Power & Light Company, a corporation
Continued on next page

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Recorded: April 6, 1987
Book: M-87
Page: 5650
Fee No. 73107

"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 those set out above.

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 \$38,000.00.

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 8th day of June, 1988.

DAVID S. PETE

BERNADINE L. PETE

STATE OF OREGON, County of Lane ss.

June 13, 1988.

Personally appeared the above named DAVID S. PETE AND BERNADINE L. PETE, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ethlyn Forcht
Notary Public for OREGON
My Commission Expires: Dec 7, 1989

ETHLYN FORCHT
NOTARY PUBLIC - OREGON
My Commission Expires: Dec 7, 1989

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of July A.D. 19 88 at 10:54 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 10302

FEE \$13.00

Evelyn Biehn County Clerk
By Laurene Mullendare

Recorded July 2, 1988 Book M-88 Page 11803
SAID INSTRUMENT IS NOT BEING ASSUMED BY THE GRANTEE HEREIN AND THE
GRANTEE AGREES TO HOLD GRANTED HEREIN HARLESS THEREFROM.
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