



**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL  
Aspen S-32352

AFTER RECORDING RETURN TO:

RUBEN RIOS

HELAINA RIOS

Rt 2 Box 289

Brentwood, CA 94513

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

JAY KOCH and LINDA JEAN DIVIAK hereinafter called grantor,  
convey(s) to RUBEN RIOS AND HELAINA RIOS, Husband and Wife,  
hereafter called Grantee, all that real property situated in the  
County of KLAMATH, State of Oregon, described as:

The W 1/2 S 1/2 N 1/2 SW 1/4 of Section 22, Township 36 South,  
Range 11 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

EXCEPTING THEREFROM a 30 foot wide easement along the Northerly  
boundary for joint user roadway.

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. Subject to rules and regulations of Fire Patrol District.
3. The interest of R. W. Slemaker, Jr., under an assignment of  
50% Oil and Gas Royalties, including the terms and provisions  
thereof, dated May 16, 1955, recorded May 23, 1955 in Book 274  
at page 422, Deed Records of Klamath County, Oregon.
4. The interest of Livingston Oil Company, a corporation, in an  
undivided one-half (1/2) interest of Oil, Gas and Minerals under  
a conveyance recorded April 30, 1964 in Book 352 at page 528.
5. Easement as disclosed by instrument:  
For: A 30-foot wide easement for joint user roadway purposes  
Recorded: April 6, 1976  
Book: M-76 Page: 4842 Fee No.: 12231  
Affects: Northerly boundary

6. Document entitled "Notice of Claim of Mineral Interest, and the  
Desire to preserve a Mineral Interest in Real Estate, in Compliance  
with Public Act #HB-2578":  
Executed by: Walter Duncan, Inc.  
Book: M-84  
Recorded: January 6, 1984  
Page: 288

7. Easements, including the terms and provisions thereof:  
For: Telephone line right of way  
Granted to: Telephone Utilities of Eastern Oregon, Inc., an  
Oregon Corporation  
Recorded: January 8, 1985 Book: M-85 Page: 291 Fee No.: 44752

"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.  
Continued on next page

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WARRANTY DEED - INDIVIDUAL  
PAGE 2

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 \$63,000.00.

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 July 1988.

JAY KOCH

LINDA JEAN DIVIAK By her Attorney  
in Fact, Jay Koch

STATE OF OREGON, County of Klamath)ss.

July 12, 1988.

Personally appeared the above named JAY KOCH and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Sandra Handsaker  
Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON, County of Klamath)ss.

July 12, 1988.

Personally appeared the above named JAY KOCH, who, being duly sworn did say that he is the Attorney in Fact for LINDA JEAN DIVIAK, and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me, Sandra Handsaker  
Notary Public For Oregon

My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. of July A.D., 19 88 at 2:39 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 10966

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Miller

APPROVED FOR RECORDING BY THE CLERK OF THE COUNTY OF OREGON, Klamath County, on July 12, 1988, at 2:39 P.M., and duly recorded in Vol. M88 of Deeds on Page 10966.

Continued on next page.