

Aspen Title #01031915

WARRANTY DEED
(Statutory Form)

MARION W. GRUVER, Grantor, conveys and warrants to AMERICAN SAVINGS AND LOAN ASSOCIATION (a Federal Association), dba Willamette Savings and Loan Association, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A

Encumbrances:

See attached Exhibit B

The true and actual consideration for this conveyance is Six Thousand and No/100 Dollars (\$6,000.00) and other good and valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW THE 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.

DATED this 13 day of July, 1988; if a corporate Grantor, it has caused its name to be signed by order of its Board of Directors.

Marion W. Gruver
Marion W. Gruver, Grantor

STATE OF ~~CALIFORNIA~~ OREGON)
) ss
 County of Klamath)

On this 13th day of July, 1988, before me personally appeared Marion W. Gruver, who, being first duly sworn did acknowledge the foregoing instrument to be her voluntary act and deed.

W. Darlene J. Addington
 Notary Public for California Oregon
 My Commission expires: 3-22-89

Grantor:

Marion W. Gruver
~~725 W. Stetson~~ P.O. Box 26
~~Hemet, CA 92343~~ Dairy, OR 97625

Grantee:

American Savings and Loan Association,
 (a Federal Association), dba Willamette
 Savings and Loan Association
 PO Box 5555
 Portland, OR 97228

After recording return to:

Willamette Savings and Loan Association
 PO Box 5555
 Attn: Legal Department
 Portland, OR 97228

Until a change is requested all
 tax statements should be sent to:

Willamette Savings and Loan Association
 PO Box 5555
 Attn: Legal Department
 Portland, OR 97228

EXHIBIT A

A portion of land in the East one-half of the East one-half of the Southeast one-quarter of the Southeast one-quarter of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows:

Commencing at the Southeast corner of Section 32 and running along the easterly section line, North $00^{\circ}12'42''$ West 563.25 feet to the Point of Beginning; thence running North $89^{\circ}35'57''$ West 280.67 feet; thence North $00^{\circ}15'10''$ West 155.16 feet; thence South $89^{\circ}35'57''$ East 280.78 feet to the easterly line of Section 32; thence South $00^{\circ}12'42''$ East 155.16 feet to the Point of Beginning

In Addition:

A 30 foot access easement across the Southerly 30 feet of the lands of Ronald G. Bockelman, Sr. and Barbara K. Bockelman as described and recorded in Volume M76, page 20997 and Volume M79, page 13753 of the Klamath County Deed Records, Klamath Falls, Oregon

Also in Addition:

A 30 foot access easement across the easterly 30 feet of Lot 21, Block 28, Klamath Falls Forest Estates Highway 66 Unit, Plat Number 2 as described and recorded September 20, 1968 in Volume M-68, Page 8543 of the Klamath County Deed Records, Klamath Falls, Oregon.

EXHIBIT B

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Subject to rules and regulations of the Fire Patrol District.

EXHIBIT B
00391/8

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of July A.D., 19 88 at 3:05 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 11137

FEE \$23.00

Evelyn Biehn, County Clerk

By Pauline Millender