


Aspen

TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

Aspen #02032521

AFTER RECORDING RETURN TO:

RICHARD W. GOOLSBY

JUANITA M. GOOLSBY

P.O. Box 275
Keno, OR 97627

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

EULENE MC ALLIFFE and MUNNIETIE GARDNER, who was formally known as MUNNIETIE BUCKINGHAM hereinafter called grantor, convey(s) to RICHARD W. GOOLSBY AND JUANITA M. GOOLSBY, HUSBAND AND WIFE, hereinafter called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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." *S.K. K.K.*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1988-1989 taxes, a lien, not yet payable. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 3) 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 will be subject to additional taxes or penalties and interest. 4) Conditions, restrictions and reservations as disclosed by Patent from United States recorded in Book 8 at page 767. 5) Release of claims and damages and future damages executed by Roy W. Nelson, et al., in favor of California-Oregon Power Company, a California Corporation, recorded in Book 96 at page 440 Klamath County Deed Records. 6) Easement and Conveyance, including the terms and provisions thereof, recorded in Book 96 at page 441, which cites in part as follows: "...the perpetual right and easement of raising and/or lowering the water level of Klamath River, in the State of Oregon, between the elevations of 4085.00 and 4086.50 feet, respectively, above sea level... the perpetual right and easement by means of said dam and/or other works of regulating and controlling the flow of the Klamath River and of flooding and overflowing said lands..." 7) Easement, including the terms and provisions thereof: for: Right of way, Granted to: Pacific Power & Light Company, a corporation, Recorded: April 14, 1971, Book: M-71 Page: 3503, And corrected by instrument: Recorded: November 1, 1971, in Book M-71 at page 10420.

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
 \$79,900.00.

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 11th day of August, 1988.

Continued on next page

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 AUG 1988

WARRANTY DEED - INDIVIDUAL
PAGE 2Eulene McAuliffe
EULENE MC AULIFFEMonniette Gardner
MONNIETTE GARDNER

STATE OF OREGON, County of KLAMATH) ss.

August 12, 1988.

Personally appeared the above named EULENE MC AULIFFE and MONNIETTE GARDNER who was formally known as MONNIETTE BUCKINGHAM and acknowledged the foregoing instrument to be their voluntary act and deed.

Wardene P. Addington
Notary Public for OREGON

My Commission Expires: 3-22-89

EXHIBIT "A"

A portion of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 17, Township 40 South, Range 8 East of the Willamette Meridian; thence South 89 degrees 48' 27" East along the North boundary of said Section 17 a distance of 1342.4 feet, more or less, to the East boundary of the NW1/4NW1/4 of said Section 17; thence south 0 degrees 05' East along said East boundary a distance of 365.5 feet to the Easterly right of way boundary of the Keno-Worden Highway as now constructed; thence south 28 degrees 53' East along said right of way boundary a distance of 705.1 feet; thence South 84 degrees 48' East 546.0 feet; thence South 69 degrees 33' East 829.5 feet; thence South 32 degrees 31' West a distance of 466.68 feet to the true point of beginning of this description, which point is marked with a 3/4 inch galvanized iron pipe and represents the Southeast corner of that tract of land recorded in Volume 350, page 490 of Deed Records of Klamath County, Oregon; thence North 69 degrees 33' West along the South boundary of above said tract of land, 175.0 feet to the Southwest corner thereof which is marked with a 3/4 inch galvanized iron pipe; thence South 32 degrees 31' West 668.0 feet to a 1/2 inch galvanized iron pipe; thence South 89 degrees 36 1/2' East 375.6 feet to a 1/2 inch galvanized iron pipe; thence North 32 degrees 31' East 536.3 feet to a 3/4 inch galvanized iron pipe which bears South 69 degrees 33' East 150.3 feet from the true point of beginning; thence North 69 degrees 33' West 150.3 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of the Keno-Worden Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day of Aug. A.D., 19 88 at 4:17 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 13076.

FEE \$13.00

Evelyn Biehn County Clerk

By Douglas Mulendore