

Aspen #02032511

OK 90451

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

Vol. m 88 Page 13301

KNOW ALL MEN BY THESE PRESENTS, That MARY B. SCHREIBER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE L. ALTER, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly one-third of Lot 8, Block 5, FIRST ADDITION TO KENO WHISPERING PINES to Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch rebar marking the Southwest corner of Lot 8, Block 5, thence North 00 deg. 07' 18" East 315.00 feet to a 1/2 inch rebar; thence East 215.08 feet to a 1/2 inch rebar; thence South 00 deg. 04' 43" West 315.00 feet to a 1/2 inch rebar on the Northerly right of way line of Pioneer Drive; thence West 215.31 feet along said right of way line to the point of beginning.

Subject, however, to the following:
1. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof Recorded: August 29, 1968, Book M-68 Page 7828

(Continued on reverse hereof)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$34,000.00

~~the whole~~ ~~part of the~~ ~~consideration~~ ~~paid for this transfer~~ ~~stated in terms of dollars~~ ~~is \$34,000.00~~ ~~other property given or promised which is~~ ~~the subject of this deed~~ ~~and where the context so requires, the singular includes the plural and all grammatical~~ ~~changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.~~ (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In Witness Whereof, the grantor has executed this instrument this 17th day of August, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

MARY B. SCHREIBER

STATE OF OREGON,

County of Klamath ss.
August 17, 1988.

STATE OF OREGON, County of ss.
1988.

Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named MARY B. SCHREIBER

and acknowledged the foregoing instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires: 3-22-89

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Mary B. Schreiber
616 Bryant
Nalla Walla, WA 99362
GRANTOR'S NAME AND ADDRESS

DALE L. ALTER
P.O. Box 624
Keno, OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:
Zamsky & Belcher
601 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dale L. Alter
P.O. Box 624
Keno, OR 97627
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

I certify that the within instrument was received for record on the day of 1988 at o'clock M., and recorded in book/reel/volume No. on page or as fee/title/instrument, microfilm, reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

Legal Description, continued from reverse

13302

2. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of Keno Whispering Pines.

3. Set back provisions as delineated on the recorded plat, Keno Whispering Pines, 100 feet from front lines and 75 feet from side lot line.

4. Easement and pump agreement, including the terms and provisions thereof, between Thelma A. Guerin and James R. Guerin,

Dated: July 5, 1979

Recorded: July 5, 1979 Book: M-79 Page 15963

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day
of Aug. 1988 A.D., at 11:52 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 13301
By Evelyn Biehn County Clerk
Pauline Mullins

FEE \$13.00

1125