



Aspen

TITLE & ESCROW, INC. WARRANTY DEED - INDIVIDUAL

32258

AFTER RECORDING RETURN TO:
BILLY J. CHILDERS
BARBARA L. CHILDERS
4555 SUE DRIVE
KLAMATH FALLS, OR 97601

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

RICHARD T. DUDY and JEANNE S. DUDY, Husband and Wife
hereinafter called grantor, convey(s) to BILLY J. CHILDERS and
BARBARA L. CHILDERS, all that real property situated in the
County of KLAMATH, State of Oregon, described as:

A tract of land situated in the W 1/2 NW 1/4 NW 1/4 of Section
7, Township 39 South, Range 9 East of the Willamette Meridian,
in the County of Klamath, State of Oregon, more particularly
described as follows:

Beginning at the Northwest corner of said Section 7; thence
South 00 degrees 17' 18" West, along the West line of said
Section 7, 458.13 feet; thence East 664.75 feet to a point on
the East line of said W 1/2 NW 1/4 NW 1/4; thence North 00
degrees 04' 20" West 454.28 feet to the W-W 1/64 corner common
to said Section 7 and Section 6; thence North 89 degrees
40' 00" West 661.88 feet to the point of beginning, with
bearings based on the survey of Major Land Partition 36-87.

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. Easement, including the terms and provisions thereof:
For: Electric Transmission and Distribution lines
Granted to: California Oregon Power Company
Dated: November 14, 1956
Recorded: November 28, 1956
Book: 288 Page: 177
Affects: A portion of the N 1/2 NW 1/4 NW 1/4 of Section 7,
Township 39 South, Range 9 East of the
Willamette Meridian.
3. Easement, including the terms and provisions thereof:
For: Right of way easement
Granted to: Pacific Power & Light Company
Recorded: June 5, 1985
Book: M-85 Page: 8309 Fee No.: 49471
4. Easement as disclosed by instrument:
For: A 60 foot non-exclusive easement
Recorded: July 20, 1988
Book: M-88 Page: 11491
5. 1988-1989 taxes, not a lien, but not yet payable

"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
Continued on next page

'88 AUG 26 PM 3 50

WARRANTY DEED - INDIVIDUAL
PAGE 2

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
\$50,800.00.

In construing this deed and where the context so requires, the
singular includes the plural.

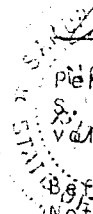
IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of August, 1988.

Richard T. Dudy
RICHARD T. DUDY

Jeanne S. Dudy
JEANNE S. DUDY

STATE OF OREGON, County of KLAMATH)ss.

August 25, 1988.



Personally appeared the above named RICHARD T. DUDY and JEANNE
S. DUDY and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me Sandra Markoski
Notary Public for OREGON
My Commission Expires: 7-23-89

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Aug. A.D., 19 88 at 3:50 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 13869.

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Miller