

90903

K-40568  
STATUTORY WARRANTY DEED  
(Individual or Corporation)

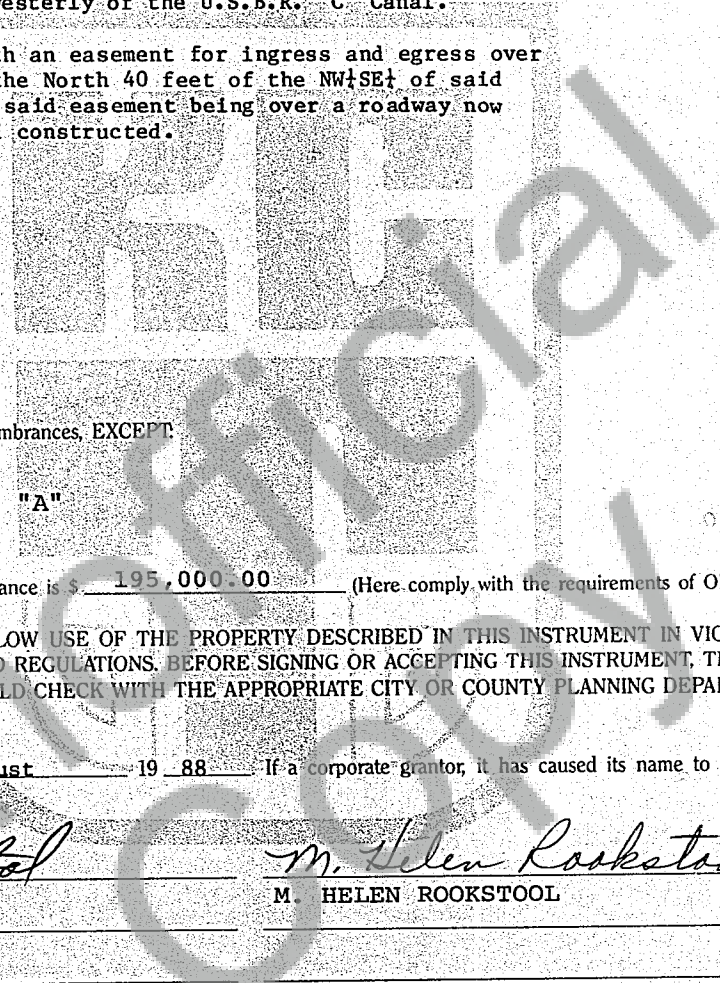
LESTER ROOKSTOOL AND M. HELEN ROOKSTOOL, husband and wife

conveys and warrants to MAURICE D. SPILLANE, JR. AND YVONNE P. SPILLANE, husband and wife

the following described real property in the County of Klamath and State of Oregon.

That portion of the W1/2NE1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the U.S.B.R. "C" Canal.

TOGETHER with an easement for ingress and egress over and across the North 40 feet of the NW1/4SE1/4 of said Section 19, said easement being over a roadway now existing and constructed.



This property is free of liens and encumbrances, EXCEPT

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$ 195,000.00 (Here comply with the requirements of ORS 93.030\*)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 30th day of August 19 88 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Lester Rookstool  
LESTER ROOKSTOOL

M. Helen Rookstool  
M. HELEN ROOKSTOOL

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 30th day of August 19 88  
by Lester Rookstool and  
M. Helen Rookstool

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Debra Buckingham  
Notary Public for Oregon  
My commission expires: 12-19-88

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

After recording return to:

Mr. & Mrs. Mickey Spillane  
Rt. 1 Box 624 A  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Mickey Spillane  
Rt. 1 Box 624 A  
Klamath Falls, Oregon 97603

THIS SPACE RESERVED FOR RECORDER'S USE

'88 AUG 31 AM 10:46

## SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land.
2. Rules, regulations, liens and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
3. Acceptance of the terms and conditions of the Reclamation Extension Act, recorded November 24, 1914, in Volume 43 page 107, Deed Records of Klamath County, Oregon.
4. Right of Way, including the terms and provisions thereof, recorded in Volume 103 page 134, Deed Records of Klamath County, Oregon.
5. Right of Way, including the terms and provisions thereof, recorded June 7, 1934, in Volume 103 page 135, Deed Records of Klamath County, Oregon.
6. Right of Way, including the terms and provisions thereof, recorded January 13, 1966, in Volume M66 page 403 and re-recorded January 14, 1966 in Volume M66 page 1247, Deed Records of Klamath County, Oregon.
7. Mortgage, including the terms and provisions thereof, dated August 28, 1980, recorded August 29, 1980 in Volume M80 page 16432, Mortgage records of Klamath County, Oregon, in favor of the State of Oregon, represented and acting by the Director of Veteran's Affairs, which Grantees herein agree to assume and pay according to the terms and provisions contained therein.
8. Reservations and restrictions in deed recorded July 11, 1985, in Volume M85 page 10766, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day  
of Aug. A.D., 19 88 at 10:46 o'clock A.M., and duly recorded in Vol. M88,  
of Deeds on Page 14128  
Evelyn Biehn County Clerk  
By Pauline Mullendore

FEE \$13.00