

09032324

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO: CLEE M. CRAWFORD
SHEILA CRAWFORD

155 DEL FATTI LANE
KLAMATH FALLS, OR 97601

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

SAMUEL STEWART SHAW also known as Samuel S. Shaw hereinafter
called grantor, convey(s) to CLEE M. CRAWFORD AND SHEILA
CRAWFORD, HUSBAND AND WIFE hereinafter called Grantee all that
real property situated in the County of Klamath, State of
Oregon, described as:

The S 1/2 SW 1/4 SW 1/4 SE 1/4 lying East of Highway 97 and
North and West of Del Fatti road in Section 30, Township 39
South, Range 9 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

EXCEPTING THEREFROM those portions described in Deed Volume 298
at page 348, Vol. 283 at page 107, Vol. 311 at page 518, Vol.
297 at page 258, Vol 346 at page 191, Vol. 356 at page 437, and
M-71 at page 6706.

AND ALSO EXCEPTING THEREFROM the SW 1/4 SE 1/4 and that portion
of SE 1/4 SW 1/4 Section 30, Township 39 South, Range 9 East of
the Willamette Meridian, more particularly described as follows:

Easterly, from an 3/4" iron pipe located at the intersection of
the North boundary of the SE 1/4 SW 1/4 and the Southeasterly
highway right of way, 607 feet along a fence line, generally
accepted as the North boundary of the SE 1/4 SW 1/4, to an 3/4"
iron pipe, to the point of beginning; thence South 1 degree 54'
40" West a distance of 455.3 feet to an 3/4" iron pipe reference
monument; thence South 1 degree 54' 40" West a distance of 10.3
feet to the center of an irrigation ditch; thence South 89
degrees 41' 10" West along the center line of said irrigation
ditch as the same is presently located and constructed, 285
feet; thence due South to the center line of Del Fatti Road a
distance of 855 feet more or less; thence Easterly, along the
center line of said road to the Southeast corner of the SE 1/4
SW 1/4; thence Northerly along the Easterly line of the SE 1/4
SW 1/4 to the Northerly boundary of said SE 1/4 SW 1/4; thence
Westerly along the Northerly boundary of the SE 1/4 SW 1/4 a
distance of 230 feet more or less to the point of beginning.

EXCEPTING THEREFROM those portions deeded to the public for road
purposes in Deed Book 297 at page 258.

SAVING AND EXCEPTING THEREFROM the above described property all
that portion thereof lying Northwesterly of a line that is
parallel to and 325 feet Southeasterly from centerline of the
Klamath Falls-Midland section of the Oregon State Highway.

SUBJECT TO:

1. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, or
Klamath Irrigation District. 2. Reclamation Extension Act,
including the terms and provisions thereof, accepted by
alexander A. Davis, recorded in Book 43 at page 409, Deed
Records. 3. Rights of the public in and to any portion of the
herein described premises lying within the boundaries of roads
or highways. 5. Easement, including the terms and provisions

Continued on next page

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WARRANTY DEED - INDIVIDUAL
PAGE 2

Aspen
TITLE & ESCROW, INC.

thereof: For: Full Right of way for electric distribution poles
et al. Granted to: The California Oregon Power Company, a
California Corporation Dated: June 30, 1958 Recorded:
July 3, 1958 Book: 300 Page: 476

"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 THE
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
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

\$15,000.00.

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 6th day of July, 1988.

Samuel Stewart Shaw
SAMUEL STEWART SHAW also known as

SAMUEL S. SHAW
STATE OF OREGON, County of KLAMATH ss.

Personally appeared the above named SAMUEL STEWART SHAW also
known as Samuel S. Shaw and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me, Andrea Handa
Notary Public for OREGON
My Commission Expires: 7-23-89

EXCEPTING THEREFROM those portions needed for the public for road
purposes in deed book 327 at page 228.

SAVING AND EXCEPTING THEREFROM the above described property all
that portion thereof lying northwesterly of a line that is
backed to and 135 feet southeasterly from centerline of the
Klamath Falls and section of the Oregon State Highway.

Continued on next page

EASEMENT AGREEMENT

..... together with an easement for water delivery purposes located where the irrigation canal exists on the property owned by grantor, more particularly described as:

All that portion of the S1/2 SW1/4 of Section 30 Township 39 South, Range 9 East Willamette Meridian lying Southeasterly of the Southeasterly right of way line of the Klamath Falls-Midland section of the Oregon State Highway and Northwesterly of a line that is parallel to and 325 feet Southeasterly from the centerline of said highway.

For the benefit of the following real property, to wit:

The S1/2 SW1/4, SW1/4 SE1/4 lying East of Highway 97 and North and West of Del Fatti road in Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the county of Klamath, State of Oregon.

EXCEPTING THEREFROM those portions described in Deed Volumes 298 at page 348, 283, page 107, 311, page 518, 297, page 258, 346, page 191, 356, page 437, and M-71, page 6706.

AND ALSO EXCEPTING THEREFROM the SW 1/4 SE1/4 and that portion of SE1/4 SW1/4

Section 30, Township 39 South, Range 9
East of the Willamette Meridian, more
particularly described as follows:

Easterly, from an 3/4" iron pipe located
at the intersection of the North boundary
of the SE1/4 SW1/4 and the Southeasterly
highway right-of-way, 607 feet along a
fence line, generally accepted as the
North boundary of the SE1/4 SW1/4, to an
3/4" iron pipe, to the point of
beginning;

thence South 1 degree 54'40" West a dis-
tance of 455.3 feet to a 3/4" iron pipe
reference monument;

thence South 1 degree 54'40" West a dis-
tance of 10.3 feet to the center of an
irrigation ditch;

thence South 89 degrees 41'10" West along
the center line of said irrigation ditch
as the same is presently located and con-
structed, 285 feet;

thence due South to the center line of
Del Fatti Road a distance of 855 feet
more or less;

thence Easterly, along the center line of
said road to the Southeast corner of the
SE1/4 SW1/4;

thence Northerly along the Easterly
line of the SE1/4 SW1/4 to the Northerly
boundary of the SE1/4 SW1/4 a distance
of 230 feet more or less to the point of
beginning.

EXCEPTING THEREFROM those portions deeded
to the public for road purposes in Deed
Book 297 at page 258.

SAVING AND EXCEPTING THEREFROM the above
described property all that portion
thereof lying Northwesterly of a line
that is parallel to and 325 feet
Southeasterly from centerline of the
Klamath Falls-Midland section of the
Oregon State Highway.

Samuel S. Shaw
 SELLER
 SAMUEL S. SHAW

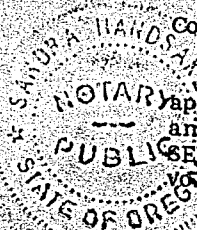
Clee M. Crawford
 BUYER
 CLEE M. CRAWFORD

Sheila Crawford
 BUYER
 SHEILA CRAWFORD

STATE OF OREGON)

County of)

ss.



On this 9 day of September, 1988, personally appeared before me, Sandra Handaker, a Notary Public in and for the State of Oregon, SAMUEL S. SHAW, herein known as SELLER, and acknowledged the foregoing instrument to be his voluntary act and deed.

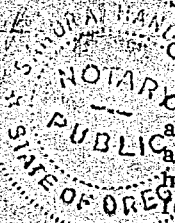
*(SEAL)

Sandra Handaker
 NOTARY PUBLIC FOR OREGON
 My comm. exp. 7-23-89

STATE OF OREGON)

County of)

ss.



On this 12 day of September, 1988, personally appeared before me, Sandra Handaker, a Notary Public in and for the State of Oregon, CLEE M. CRAWFORD and SHEILA CRAWFORD, husband and wife, herein known as BUYERS, and acknowledged the foregoing instrument to be their voluntary act and deed.

Sandra Handaker
 NOTARY PUBLIC FOR OREGON
 My comm. exp. 7-23-89

EASEMENT AGREEMENT-3 and final.



Outlined on this map print is the location of the property in our order No. 14980. It is not a survey, does not show the location of any improvements and since it is furnished as an accommodation the company assumes no liability for any errors therein.

MARSHLANDS

55

14980

LOT 2

LOT 4

LOT 3

LOT 41.00

THE DALLES - CALIFORNIA

DEL FATTI

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day of Sept. A.D., 1988 at 12:18 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 14975.

FEE \$33.00

Evelyn Biehn, County Clerk
By Caroline Mullenbarger