

9194i

# TICOR TITLE INSURANCE

## STATUTORY WARRANTY DEED

LEM LARRY NICHOLS and CAROLYN M. NICHOLS, Husband and Wife, as to an undivided 1/2 interest, and CECIL R. PITTMAN and ALETA O. PITTMAN, Husband and Wife, as to an undivided 1/2 interest  
conveys and warrants to JAMES M. PATRIDGE and MARCY M. PATRIDGE, Husband and Wife  
as to an undivided 1/2 interest, and TIMOTHY A. MOORE and TANDY J. MOORE, Grantor, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in  
KLAMATH County, Oregon, to wit:

as described on attached exhibit "A"----- (TAX A/C #2408-25D-1900)  
KEY: 149609

\*\*\*\*Husband and Wife, as to an undivided 1/2 interest

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. The said property is free from encumbrances except as described on attached exhibit "A"

The true consideration for this conveyance is \$ 8,500.00

Dated this 22 day of SEPTEMBER 1988

Cecil R. Pittman  
CECIL R. PITTMAN

Aleta O. Pittman  
ALETA O. PITTMAN  
State of Oregon, County of COOS

The foregoing instrument was acknowledged before me this 22 day of September 1988 by Cecil R. Pittman and Aleta O. Pittman

Susan L. Sedley  
Notary Public for Oregon  
My commission expires: 10-20-89

(Here comply with the requirements of ORS 93.030)

Lem Larry Nichols  
LEM LARRY NICHOLS

Carolyn M. Nichols  
CAROLYN M. NICHOLS

OREGON  
State of Oregon, County of COOS

The foregoing instrument was acknowledged before me this 22 day of SEPTEMBER 1988 by Lem Larry Nichols and Carolyn M. Nichols

Susan L. Sedley  
Notary Public for Oregon  
My commission expires: 10-20-89

## WARRANTY DEED

PITTMAN, NICHOLS  
PATRIDGE, MOORE

GRANTOR  
GRANTEE

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

PATRIDGE  
P. O. BOX 786  
BANDON, OR 97411

Escrow No. 6-55-000

Title No. 6-55-000

After recording return to:

PATRIDGE  
ABOVE

This Space Reserved for Recorder's Use

88 SEP 27 AM 10 55

## EXHIBIT "A"

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Commencing at the Northwest corner of the SE 1/4 of said Section 25; thence South 00° 07' 03" West along the West line of said SE 1/4 630.54 feet to the point of beginning; thence North 00° 07' 03" East 175 feet; thence East 510.11 feet to the Westerly boundary of River West, a duly recorded subdivision in said Klamath County; thence South 00° 07' 03" West 175 feet; thence West 510.11 feet to the point of beginning.

The above described premises is subject to the following:

1. Agreement for Easement, including the terms and provisions thereof, by and between Lee Larry Nichols, Carolyn M. Nichols, Cecil R. Pittman and Aleta O. Pittman to Crescent Water Assoc., dated August 21, 1980 and recorded October 23, 1981 in Volume M81, Page 18521, Deed Records of Klamath County, Oregon.
2. Utility Easement Agreement for Easement, including the terms and provisions thereof, by and between Wayland A. Porter and Delores D. Porter, buyers and Crescent Water Association, dated March 22, 1983 and recorded May 16, 1983 in Volume M83, Page 7542, Deed Records of Klamath County, Oregon.
3. Roadway Easement, including the terms and provisions thereof, from Lem Larry Nichols and Carolyn M. Nichols, husband and wife, and Cecil R. Pittman and Aleta O. Pittman, husband and wife to Ken L. Jordan, dated November 9, 1987 and recorded December 17, 1987 in Volume M87, Page 22484, Deed Records of Klamath County, Oregon, for a strip of land 15 feet wide for roadway purposes alongside and parallel to the Westerly boundary of Grantor's property.
4. 1988-89 taxes, a lien not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.  
 of Sept. A.D., 19 88 at 10:55 o'clock A.M., and duly recorded in Vol. M88  
Deeds on Page 16076  
 Evelyn Biehn County Clerk  
 By Pauline Muelken

FEE \$13.00