

#01032731

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO: RICHARD D. HARRIS CHERYLL P. HARRIS 5407 Lawondar Dr Klamath Folls, OR 97601

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

ANGUS C. JOPLIN and LEAH M. JOPLIN, husband and wife, hereinafter called GRANTOR, convey(s) to RICHARD D. HARRIS and hereinafter called GRANTEE, CHERYLL P. HARRIS, husband and wife, hereinafter called GRANTEE, all that real property situated in the County of Klamath, State of Oregon, described as:

ALL THAT PORTION OF TRACT 55 OF MIDLAND TRACTS, WHICH LIES SOUTH OF THE GRAVITY IRRIGATION DITCH AND EAST OF THE UNITED STATES HIGHWAY NO. 97 ALSO KNOWN AS THE DALLES-CALIFORNIA HIGHWAY, IN THE COUNTY OF KLAMATH, STATE OF OREGON.



"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 DESCRIPTIONS OF ACCURAGE MATTER THE DESCRIPTION OF ACCURACE MATTER THE DESCRIPTION OF ACCURAGE MATTER THE DESCRIPTION OF ACCURACE MATTER THE DE 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 property free of all encumbrances except 1) Taxes for the fiscal year 1988-'89, a lien not yet payable. 2) Conditions and restrictions as shown on the recorded plat of Midland Tracts. 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District, and as shown by instrument Klamath Basin improvement District, and as snown by instrument recorded 7-24-70 in Book 70, page 6187, Klamath County Records. 4) Easement, including terms and provisions thereof, recorded 1-8-32, Book 96, pages 547 & 549, Klamath County Official Records. 5) Easement, including terms and provisions thereof, recorded 5-15-12, Book 42, page 113, Klamath County Official Records. 6) Rights of the public in and to any portion of the herein described premises lying within the boundaries of herein described premises lying within the boundaries of streets, roads and highways.

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 \$75,000.00.

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 4th day of October, 1988.

ANGUS AC : HJORY IN DE COME

JOPLIN LEAH M.

STATE OF OREGON, County of Klamath)ss. nskilv grangskromlageed ris teresonie her ras-

Rersonally appeared the above named ANGUS C. JOPLIN and LEAH M. Continued on next page HARRANTY DEED - INDIVIDUAL

ASOBTI TITLE & ESCROW, INC

450103230131

WARRANTY DEED - INDIVIDUAL

APTER RECORDING RETURN TO: RICHARD D. HARRIS CHERVIL P. HARRIS DEVOZ Janardos TIC. L'IM. WEN ELLING CASOZZO

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

ARRUS C. JOPETN and LEAN A. SOPLIN. Fusband and arto hereinaster called GRANIOR, convey(s) to R.CHAPO D. GAPRIS and CHERYLL P. MARRIS, husband and refe, normalization called GRANIOETE, all that real property situated in the County of Klasach, state of Oragon, described as:

ALU THAI FORTION OF TRACT SE DE MIDLAND TRACTS, MATCH I ES SUSIN DE INE GRAVILY IRRIGATION DITCH AND EAST OF THE UNLIED STATES HIGHAAT HO, 97 ALSO KNOWN AS THE DALLES-CALIFORNIA HOGHWAY, IN THE COURTY OF KLANATE, STATE OF OREGON,

絛

"TRIG INSTRUMENT WILL NOT ALTHOUSE DE THE PROTERTY DESCRIBED IN 1815 INSTRUMENT IN VIOLATION OF APPLICACUE LAND OLL LANS AND PEGULALIONS, BEFORE SIGNING OR ACCEPTING HIS INSTRUMENT THE PERSON ACQUIRING FEE PITLE TO THE PROPERTY SHOULD CLOCK WITH THE APPROURIATE CLIV OR SOUNTY PLANMING DEPARTMENT TO VERIEV APPROVED USES.T

STATE OF OREGON: COUNTY OF KLAMATH: ss

recorded 5-15-12, 860k 42, page 113 Kramath Louety divisible Recorded. 5) Rights of the public in and is any introduct the Herpin Sescribed acamises lying within the boundaries of streets, roads and highways.

and will warrant and defend the same analors all persons who bey lawfully class the same, except as shown above. for true and actual consideration for this trans eresons 275,000.00.

in construing this deed and where the context to test rest the singular includes the plural,

IN WITNESS WHEREOF, the graptor bas executed this instrument this 4th day of October, 1938,

JOPLIN and acknowledged the foregoing instrument to be their yoluntary acto and deed. Of Alderston

Before me: Warlene Addition

Notary Public for Oregon

My Commission Expires: 3-22-89:

WARRANTY DEED - INDIVIDUAL selections of dear best pasts appearing the above named AMSDS to obtain a distribution of their processing and the process of the

16844