



Aspen
TITLE & ESCROW, INC.

#01032731

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
RICHARD D. HARRIS

CHERYLL P. HARRIS

5407 Lawanda Dr.Klamath Falls, 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
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
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
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 the
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 C. Joplin
ANGUS C. JOPLIN

Leah M. Joplin
LEAH M. JOPLIN

STATE OF OREGON, County of Klamath) ss.

October 6, 1988.

Personally appeared the above named ANGUS C. JOPLIN and LEAH M.
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1988

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