



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

THURSTON K. HENZEL

convey(s) to DAVID L. WILLIAMS and JEAN M. WILLIAMS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

SEE ATTACHED EXHIBIT "A"

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 \$ 79,000.00 TKR ~~77,000.00~~. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

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 14th day of OCTOBER, 19 88.

Thurston K. Henzel

STATE OF OREGON, County of Klamath, ss.
October 14th, 19 88.

Personally appeared the above named THURSTON K. HENZEL

Instrument to be His voluntary act and deed, and acknowledged the foregoing

Before me

Dracie D. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Thurston K. Henzel

GRANTOR'S NAME AND ADDRESS

David L. & Jean M. Williams
5121 S. 2nd St

GRANTEE'S NAME AND ADDRESS

Klamath First Federal S & L
546 Main St

NAME, ADDRESS, ZIP

Klamath Falls OR 97601

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/feel/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"

A parcel of land situated in the SW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southwest corner of Lot 47 of ELMWOOD PARK; thence South 89 degrees 33' 00" East along the South boundary of said Elmwood Park, 34.73 feet to an old fence, thence South 03 degrees 21' 42" East along said old fence and the extension thereof, 193.65 feet to a point on a curve on the Northerly right of way line of the U.S.R.S. Klamath Project A-3 lateral; thence along the arc of a 175.99 foot radius curve to the right (delta = 36 degrees 33' 06"); long chord = South 83 degrees 31' 47" West, 110.38 feet) 112.27 feet to a 1/2 inch iron pin at the end of curve; thence North 78 degrees 11' 40" West continuing along said lateral right of way line, 82.94 feet to a 1/2 inch iron pin at the intersection of said lateral right of way line with the Easterly right of way line of South Etna Street, a county road; thence along said Easterly right of way line and the arc of a 170.73 foot radius curve to the left (delta = 53 degrees 41' 18"); long chord = North 83 degrees 50' 39" West, 154.19 feet) 159.78 feet to the end of said curve; thence North 57 degrees 00' 00" West, 14.76 feet to a 1/2 inch iron pin; thence leaving said Easterly right of way line North 78 degrees 30' 37" East, 239.41 feet to the point of beginning.

SUBJECT TO:

1. 1988-89 taxes, a lien not yet payable.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
5. Reservations and restrictions, including the terms and provisions thereof, as set forth in that certain agreement dated June 1, 1950, recorded July 11, 1950 in Book 240 at page 150, Deed Records.
6. Reservations and restrictions, including the terms and provisions thereof, as set forth in that certain instrument dated July 22, 1958, recorded September 28, 1960 in Book 324 at page 351, Deed Records.
7. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Oct. A.D., 19 88 at 3:58 o'clock PM., and duly recorded in Vol. M88 day
of Deeds on Page 17374

FEE \$13.00

Evelyn Biehn, County Clerk
By Dorlene Mullins