



## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
JAMES E. PRITCHARD

TARA R. PRITCHARD

P.O. BOX 7171

KLAMATH FALLS, OR 97602

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

CHARLES E. STIDHAM and GUADALUPE STIDHAM, husband and wife,  
hereinafter called GRANTOR, convey(s) to JAMES E. PRITCHARD and  
TARA R. PRITCHARD, husband and wife, hereinafter called GRANTEE,  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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 as shown as Exhibit  
"B" attached hereto and by this reference made a part hereof as  
though fully set forth herein.

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  
\$73,500.00.

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 14th day of October, 1988.

Charles E. Stidham  
CHARLES E. STIDHAM

Guadalupe Stidham  
GUADALUPE STIDHAM

STATE OF OREGON, County of Klamath)ss.

October 14, 1988.

personally appeared the above named CHARLES E. STIDHAM and  
GUADALUPE STIDHAM and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: Barbara P. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-89.



12 11 10 41 130 88

## EXHIBIT "A"

A parcel of land being that portion of the SW 1/4 NE 1/4 SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of a private drain ditch, said parcel being more particularly described as follows:

Beginning at the Southwest corner SW 1/4 NE 1/4 SE 1/4 of Section 10; thence North 89 degrees 45 minutes 43 seconds East along the South line of said SW 1/4 NE 1/4 SE 1/4, 324.72 feet to the centerline of a private drain ditch; thence following said private drain ditch the following courses: North 22 degrees 15 minutes 16 seconds East, 106.86 feet, North 03 degrees 34 minutes 35 seconds West, 80.15 feet; North 16 degrees 11 minutes 21 seconds West, 258.24 feet; North 21 degrees 54 minutes 54 seconds West, 93.78 feet; North 35 degrees 32 minutes 16 seconds West, 77.42 feet; North 38 degrees 16 minutes 47 seconds West, 113.67 feet to a point where said ditch intersects the North line of the SW 1/4 NE 1/4 SE 1/4 of said Section 10; thence South 89 degrees 46 minutes 31 seconds West along said North line 135.41 feet to the Northwest corner thereof; thence South 00 degrees 12 minutes 10 seconds West, 666.96 feet to the point of beginning.

SUBJECT TO:

## EXHIBIT "B"

1) 1988-89 taxes, a lien not yet payable. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and of Klamath Basin Improvement District. 3) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 4) Easement, recorded June 5, 1912 in Book 37 at page 322. 5) Acceptance of terms and conditions of Reclamation Extension Act of August 13, 1914, recorded October 31, 1914 in Book 42 at page 592. 6) Easement, recorded June 18, 1969 in Book M-69 at page 4824. 7) Restrictions contained in deed recorded July 20, 1977 in Book M-77 at page 12866. 8) Trust Deed, recorded April 26, 1978 in Book M-78 at page 8250, and assignment recorded June 30, 1981 in Book M-81 at page 11802, which grantees herein do not assume nor agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen the 17th day  
of Oct. A.D., 19 88 at 11:21 o'clock A.M., and duly recorded in Vol: M88  
of Deeds on Page 17402

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Millenbauer