93020

Aspen TITLE & ESCROW, INC.

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Aspen #01032335

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
THOMAS H. MONEYPENNY
DELORES A. MONEYPENNY
P.O. Box 1524
Oakdale, CA 95361

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

WILLIAM A. REEVES and VIRGINIA L. REEVES, husband and wife, hereinafter called GRANTOR, convey(s) to THOMAS H. MONEYPENNY and DELORES A. MONEYPENNY, husband and wife, hereinafter called GRANTEE, all that real property situated in the County of Klamath, State of Oregon, described as:

'88 OCT 24 PM 4 04

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: 1) Taxes for the fiscal year 1988-'89, a lien not yet payable. 2) As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest. 3) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 4) Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Sprague River and public rights of fishing and recreation in and to the shoreline of said river. 5) Subject to rules and regulations of Fire Patrol District. 6) All matters arising from shifting in the course of Sprague River, including but not limited to, accretion, reliction and avulsion. 7) Easement, including the terms and provisions thereof, recorded 1-19-55, in Book 271 at page 570. 8) Right of Way recorded 5-7-49, in Book 229, page 217, Deed Records. 9) Easement for irrigation use as disclosed by Contract recorded 10-1-75, Book M75, page 11997, Microfilm Records.

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 12th day of September, 1988.

William A. Reeves
WILLIAM A. REEVES

Virginia L. Reeves
VIRGINIA L. REEVES

Continued on next page

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WARRANTY DEED - INDIVIDUAL
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STATE OF CALIFORNIA, County of Tehama)ss.

September 15th, 1988.

Personally appeared the above named WILLIAM A. REEVES and VIRGINIA L. REEVES and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: D. Moore
Notary Public for California
My Commission Expires: 2/2/90.

OFFICIAL SEAL
DONNA I. MOORE
Notary Public—California
Principal Office in
Tehama County
My Commission Expires Feb. 2, 1990

EXHIBIT "A"

The following described property situated in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of said Section 3; thence North along the West section line a distance of 1320 feet; thence East 660 feet; thence South 57 degrees 30' East to the West line of the Sprague River; thence Southerly, following the Westerly line of said Sprague River to the South line of said Section 3; thence West along the South line of Section 3 to the point of beginning.

ALSO

The Southerly 660 feet of said Section 3 lying West of the Sprague River Highway and East of the Sprague River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day of Oct. A.D., 19 88 at 4:04 o'clock P.M., and duly recorded in Vol. M88, of Deeds on Page 17922.

Evelyn Biehn - County Clerk

By Pauline Mullendore

FEE $18.00