



#01032611

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

RANDY J. MORENO

MOLLIE K. MORENO

440 California Ave.
San Martin, CA 95046UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

PAUL T. HATCHETT and BLANCHE I. HATCHETT, husband and wife hereinafter called GRANTOR, convey(s) to RANDY J. MORENO and MOLLIE K. MORENO, husband and wife hereinafter referred to as 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.

TAX INFORMATION: CODE 237 & 238, MAP 3911-V2200, TAX LOT 500
KEY NO. 616462.

"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 set out on 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
\$125,000.00.

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 28th day of September, 1988.

Paul T. Hatchett
PAUL T. HATCHETT

Blanche I. Hatchett
BLANCHE I. HATCHETT

STATE OF OREGON, County of Klamath)ss.

October 26, 1988.

Personally appeared the above named PAUL T. HATCHETT and BLANCHE I. HATCHETT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Darlene P. Addington
Notary Public for Oregon

My Commission Expires: 3-22-89.



88 OCT 26 AM 9 32

EXHIBIT "A"

The N 1/2 SE 1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a parcel of land situate in the NW 1/4 SE 1/4, Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way boundary of the North Poe Valley County road as the same is presently located and constructed from which the East quarter section corner of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian bears North 57 degrees 36' East 2375.2 feet distant and the South quarter section corner of said Section 22 bears South 24 degrees 40' West 1458.1 feet distant; thence North 88 degrees 59' West along the Northerly right of way boundary of said county road 469.8 feet to an iron pin; thence North 8 degrees 04' West 501.7 feet to an iron pin; thence South 88 degrees 59' East 366.1 feet to an iron pin; thence generally along an existing fence line South 29 degrees 57' 43" East 150.12 feet, South 22 degrees 34' 03" East 124.54 feet and South 16 degrees 35' 25" East 264.66 feet to a point on the Northerly right of way line of North Poe Valley Road, said point being 30.00 feet at a right angle from the centerline of North Poe Valley Road as located during recorded survey Number 4406; thence along said Northerly right of way line North 88 degrees 59' 45" West 23.48 feet; thence North 19 degrees 20' 11" West 0.34 feet to the point of beginning.

ALSO EXCEPTING that part of the Southerly 30 feet of the NE 1/4 SE 1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian lying Easterly of the North Poe Valley Road.

ALSO EXCEPTING any portion of the N 1/2 SE 1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, lying within the following described parcel:

That portion of the Southerly thirty feet of the NE 1/4 SE 1/4 of Section 22, said Township and Range, the South of which is described as follows:

Beginning at a steel spike found marking the Southwest corner of the NW 1/4 SW 1/4 of said Section 23 established as shown on record of Survey No. 906 filed in the office of Klamath County Surveyor; thence Easterly along the South line of the NW 1/4 SW 1/4 of said Section 23 a distance of 365 feet to the true point of beginning; thence Westerly along the South line of the NW 1/4 SW 1/4 of Section 23 and the NE 1/4 SE 1/4 of Section 22, a distance of 760 feet, more or less, to a point 30 feet Westerly of its intersection with the Northline of the North Poe Valley County Road.

EXHIBIT "B"

1. 1988-89 taxes, a lien not yet payable.
2. Subject to rules and regulations of Fire Patrol 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. 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.
5. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
6. Reservations contained in that certain patent from the U.S.A. to Addie Graham, recorded in Book 49 at page 245 of Deed Records of Klamath County, Oregon, as follows, to-wit: "subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches, and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."
7. Easement, including the terms and provisions thereof:
For: The installation of an overhead electrical circuit
Recorded: September 11, 1981
Book: M-81
Page: 16160

Continued on next page

EXHIBIT "B" (continued)

8. Easement, including the terms and provisions thereof:
For: The installation of an overhead electrical
circuit
September 11, 1981

Recorded:

Book:

Page:

M-81

16162

9. Easement as disclosed by Mortgage:
Recorded: August 13, 1981

Book:

Page:

Fee No.:

M-81

14402

3176

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ Oct. _____

Aspen Title Co.

A.D., 1988 at _____
of _____ Deeds

at 9:32

o'clock

A.M., and duly recorded in Vol. M88

on Page 18043

Evelyn Biehn - County Clerk

By Pauline Mullendare

FEE \$23.00