



93573

Vol. m88 Page 18835**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

32807

AFTER RECORDING RETURN TO:

JOE QUINOWSKI

REBECCA QUINOWSKI

1859 ArthurKlamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEHERMAN LARSEN AND SHIRLEY A. LARSEN, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to JOE QUINOWSKI AND
REBECCA QUINOWSKI, HUSBAND AND WIFE, hereinafter called Grantee,
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

"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 those set out above

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 \$12,000.00.

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 24th day of October, 1988.

Herman Larsen
HERMAN LARSEN

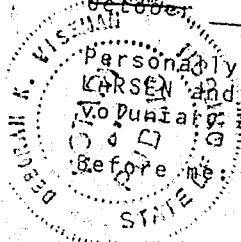
Shirley A. Larsen
SHIRLEY A. LARSEN

STATE OF OREGON, County of KLAMATH)ss.
November 4, 1988.

Personally appeared the above named HERMAN LARSEN AND SHIRLEY A. LARSEN and acknowledged the foregoing instrument to be their act and deed.

Deborah K. Wernke

Continued on next page



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WARRANTY DEED - INDIVIDUAL
PAGE 2Notary Public for OREGON
My Commission Expires: 7-20-90

EXHIBIT "A"

Beginning at the Northeast corner of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West along the North line of said Section, a distance of 295.2 feet; thence South parallel to the East line of said section a distance of 295.2 feet; thence East parallel to the North line of said section a distance of 295.2 feet to the East line of said section; thence North along the East line of said section a distance of 295.2 feet to the point of beginning, being a parcel of land in the NE 1/4 NE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, and being the same parcel of land described in deed from Klamath County School District to George W. Nichols, Jr. and Alta H. Nichols, recorded March 11, 1949, in Book 229 at page 296, Deed Records.

SAVING AND EXCEPTING THEREFROM any portion thereof lying within the right of way of any road or highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Nov. A.D., 19 88 at 11:22 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 18835

FEE \$13.00

Evelyn Biehn, County Clerk

By Debra Mullens