



#03032808  
**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

W. B. STOVER  
JUDY STOVER  
1412 Kansas Street  
Fairfield, CA 94533

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

LARRY G. WEATHERS and JO ANN M. WEATHERS, husband and wife  
hereinafter called grantor, convey(s) to W. B. STOVER and JUDY  
STOVER, 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" AND BY THIS REFERENCE MADE A PART  
HEREOF

"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) Conditions,  
restrictions as shown on the recorded plat. 2) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of streets, roads or highways. 3)  
Subject to rules and regulations of Fire Patrol District. 4)  
Recitals as disclosed in deed recorded August 10, 1959 in Book  
315 at page 656. 5) Easement recorded May 5, 1978 in Book M-78  
at page 9163. 6) Easement recorded November 29, 1979 in Book  
M-79 at page 27662. 7) 30 foot easement on the East and South  
property lines of Parcel 2 as disclosed by Assessors Map. 8)  
Declaration of Conditions and Restrictions, recorded October 4,  
1968 in Book M-68 at page 9030. 9) Declaration of Conditions and  
Restrictions recorded April 30, 1969 in Book M-69 at page 3171.  
10) Any existing easements visible on the ground to which the  
property might be subject under provisions of Land Status Report  
recorded in Book 315 at page 652. 11) All contracts,  
proceedings, taxes and assessments, relating to the Sprague  
River Valley Acres Property Owners, as disclosed by the Articles  
of Association recorded April 30, 1969 in Book M-69 at page  
3174 and amended by instrument recorded May 21, 1976 in Book  
M-76 at page 7574.

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  
\$17,500.00.

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 \_\_\_\_\_ day of \_\_\_\_\_ 1988.

X Larry G. Weathers  
LARRY G. WEATHERS

X Jo Ann M. Weathers  
JO ANN M. WEATHERS

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STATE OF CALIFORNIA, County of Sacramento ) ss.  
On this 2nd day of November, 1988,

Personally appeared the above named LARRY G. WEATHERS and JO ANN M. WEATHERS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: David R. Nelson  
Notary Public for California  
My Commission Expires: May 1, 1992



EXHIBIT "A"

PARCEL 1:

Lot 18, Block 23 of SPRAGUE RIVER VALLEY ACRES, in the County of Klamath, State of Oregon.

PARCEL 2:

The N 1/2 of the NE 1/4 of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPTING the following:

A parcel of land situated in the N 1/2 NE 1/4 Section 7, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 57' 11" East a distance of 2524.57 feet from the Northwest corner of said Section 7; thence North 89 degrees 57' 11" East 843.42 feet to a 5/8 inch iron rod; thence South 00 degrees 00' 33" East 1323.27 feet to a 5/8" iron rod; thence South 89 degrees 59' 33" West 853.24 feet to a 5/8" iron rod (also the center North 1/16 corner); thence North 00 degrees 24' 56" East 1324.10 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day  
of Nov. A.D., 19 88 at 11:29 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 18917  
By Evelyn Biehn County Clerk  
By Shirley M. Anderson

FEE \$13.00