



**Aspen**  
TITLE & ESCROW, INC.

ATE 32766

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

TED N. CLEGG

LYNDA KING-CLEGG

1311 Meadowvale Rd.  
Santa Ynez, CA 93460

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

JOSEPH R. RAMSAY hereinafter called grantor, convey(s) to TED N. CLEGG AND LYNDA KING-CLEGG, HUSBAND AND WIFE, hereinafter called Grantee all that real property situated in the County of Klamath, State of Oregon, described as:

That portion of the SW 1/4 SE 1/4 Section 1, Township 37, South, Reange 14, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point North 89 degrees 26' 10" East 191.50 feet from the South quarter corner of Section 1, Township 37 South, Range 14 East of the Willamette Meridian; thence continuing North 89 degrees 26' 10" East 820.50 feet to a 1/2 inch iron pin; thence North 882.85 feet to a 1/2" iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence North 66 degrees 45' 21" West along the Southerly right of way line of said Highway 892.90 feet to a 1/2" iron pin; thence South 1246.22 feet to the point of beginning.

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. Easement, including the terms and provisions thereof:  
Granted to: The California Oregon Power Company, a California Corporation

Recorded: September 8, 1958  
Book: 303 Page: 255

3. Easement, including the terms and provisions thereof:  
For: A roadway easement for use in common with others across Southerly 60 feet of herein described property.

Recorded: February 22, 1977  
Book: M-77 Page: 3140

4. Easement, including the terms and provisions thereof, as disclosed by instrument:  
For: An easement 60.00 feet in width for roadway purposes for use in common with others

Recorded: August 12, 1977  
Book: M-77 Page: 14651

5. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor: Tom Nonella  
Mortgagee: Joseph R. Ramsay and Mary S. Ramsay, husband and wife  
Dated: February 24, 1978  
Recorded: March 2, 1978  
Book: M-78 Page: 3958

Continued on next page

51 11 NOV 25 AM 89

08921

19981

WARRANTY DEED - INDIVIDUAL  
PAGE 2

(Said mortgage was re-recorded September 9, 1988, in Book M-88 at page 14708 to correct Mortgagee and Mortgagor)  
SAID MORTGAGE, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

## Said Mortgage was assigned:

To: Mark Leach and Carolyn Leach, husband and wife  
Recorded: September 9, 1988  
Book: M-88 Page: 14711

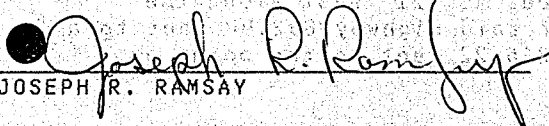
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$11,460.65.

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 9th day of November, 1988.

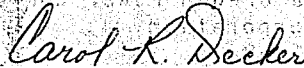
  
JOSEPH R. RAMSAY

STATE OF ~~OREGON~~<sup>ARIZONA</sup>, County of KLAMATH)ss.

November 15, 1988.

Personally appeared the above named JOSEPH R. RAMSAY and acknowledged the foregoing instrument to be his voluntary act

and deed  
before me  
Notary Public  
My Commission Expires:

  
Carol R. Decker

Notary Public for ~~OREGON~~ ARIZONA  
My Commission Expires: March 4, 1989

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of Nov. A.D., 19 88 at 11:15 o'clock A.M., and duly recorded in Vol. M88  
of Deeds on Page 19980.

FEE \$13.00

Evelyn Biehn County Clerk  
By Pauline Muhlendore