



Aspen
TITLE & ESCROW, INC.

Aspen 32859

Aspen 32859 Warranty Deed - Individual

AFTER RECORDING RETURN TO: and please send back to the sender
THOMAS D. WHEELER
CAROLYN S. WHEELER
4400 Summers Lane
Klamath Falls, OR 97603

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

JOHN W. FAULKNER AND DARLENE FAULKNER, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to THOMAS D. WHEELER AND
CAROLYN S. WHEELER, HUSBAND AND WIFE, hereinafter called
Grantee, all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Beginning at a point on the West line of Summers Lane which is North 0 degrees 21' West a distance of 387.5 feet and South 89 degrees 52' West a distance of 30.0 feet from the iron pin which marks the Southeast corner of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 52' West a distance of 169.6 feet to an iron pin which is the Southeast corner of Lot 1 DE BIRK HOMES; thence North 0 degrees 21' West a distance of 85.6 feet to the South line of Barry Avenue; thence North 89 degrees 52' East a distance of 169.6 feet to the West line of Summers Lane; thence South 0 degrees 21' East a distance of 85.6 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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in book M-88 at page 207.

4. Right of way, including the terms and provisions thereof:
Dated: December 5, 1956
Recorded: December 10, 1956
Book: 288 Page: 319
From: Manuel Urizar and Ella May Urizar, husband and wife
To: The California Oregon Power Company, a California corporation

"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.

Continued on next page

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The true and actual consideration for this transfer is \$47,500.00.

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 23rd day of November 1988.

John W. Faulkner
JOHN W. FAULKNER

Darlene R. Faulkner
DARLENE FAULKNER

STATE OF OREGON, County of KLAMATH) ss.
November 23, 1988

Personally appeared the above named JOHN W. FAULKNER AND DARLENE FAULKNER and acknowledged the foregoing instrument to be their voluntary act and deed.

Shandra Anderson
Notary Public for OREGON
Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Dec. A.D. 19 88 at 11:14 o'clock A.M., and duly recorded in Vol. M88 day 1st

FEE \$13.00

By Evelyn Biehn County Clerk

By Pauline Mulladore