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ASPEN 328591 STATWARRANTY DEEDI - INDIVIDUAL SETT 》自由1986年3月8日

AFTER RECORDING RETURNITO: and analy one coop and polytication of (Engla end essuitant salutale THOMAS D. WHEELER CAROLYN S. WHEELER (1663)。《冠国社主》著 4400 Summers Lanent between a total total state of the st Klamath Falls, OR 97603 تيني ا

STATEMENTS TO STHE 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:

661 383 66 and of the network Beginning at a point on the West line of Summers Lane which is  $\sim$ 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 O degrees 21' East a distance of 85.6 feet to the point of beginning.

SUBJECT TO:

Rights of the public in and to any portion of the herein 1.2 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, k1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in book M-88 at page 207.

Right of way, including the terms and provisions thereof: December 5, 1956 10, 1956

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"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 WAPPROPRIATE 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

20391 WARRANTY DEED - INDIVIDUAL PAGE 2 56157 20392 The true and actual consideration for this transfer is In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument JOHN W. FAULKNER STATE OF OREGON, County of KLAMATH)ss: DARLENE FAULKNER Faulkner November 25, 1988 Personally appeared the above named JOHN W: FAULKNER AND DARLENE SFAULKNER and acknowledged the foregoing instrument to be their S Person and appeared the above named JOHN W. FAULKNER AND DARLER Weiunther act and deed Bafane mine Andra Notary Boblic for OREGON Motary Ston Expires: 7-23-89 -Tomarssion Expires: 7-33-89 STATE OF OREGON: COUNTY OF KLAMATH: 55. Flied for record at request of \_ Dec. Aspen Title Co. A.D., 19 88 at <u>11:14</u> o'clock <u>A.M.</u>, and duly recorded in Vol. <u>M88</u> of FEF \$13.00 day Te state the second sec By Daulin Mullinda A State St dčer priblica dčer pi fodestose kie predstadan  $\mathbb{P}\left[ \left[ F_{\mathrm{st}} \right] \right] > \mathbb{P}\left[ F_{\mathrm{st}} \right]$ , Frideland - Fest & Ysh Satis Sus Star Souge Star Sus Star Sus Star Sus Sus Sus The Discourse Consecution (Sanathan Consecution) (Sanathan Consecuti 금품 2 2 2 3 bedrapreh Svona any to skaled rol an outer and svada jub ist Provid Rabins Robins and the skale Var and and is is an age and the break and break and is is a second of the break and b