



WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO: DALE A. COOMBE  
JO ANNE E. COOMBE

5726 Valleyview Lane  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: Dale A & Jo Anne Coombe  
1310 Joe Wright Rd  
Klamath Falls, OR 97601  
SAME AS ABOVE

JOHN M. HAMMONS and ERMA B. HAMMONS, husband and wife, hereinafter called grantor, convey(s) to DALE A. COOMBE and JO ANNE E. COOMBE, 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 in the Northerly boundary of the S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of the SW 1/4 NW 1/4 of the said Section 21 bears South 88 degrees 50 1/2' West 955.0 feet distance, and running thence South 0 degrees 10' West 592.0 feet; thence South 89 degrees 40' East, 160.0 feet; thence North 0 degrees 10' East 596.3 feet more or less to a point in the said Northerly boundary of the S 1/2 NW 1/4 of the said Section 21; thence South 88 degrees 50 1/2' West 160 feet more or less to the point of beginning; and being situate in S 1/2 NW 1/4 of said Section 21, Township 39 South, Range 9 East of the Willamette Meridian; in the County of Klamath, State of Oregon, EXCEPT that part lying in the County Road.

## 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, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District."

4. Reservations and restrictions shown in deed from Joe Meeker and Dorothy Meeker, husband and wife, to Bruce Westley Keen and Elva Ann Keen, husband and wife, dated February 12, 1943, recorded March 8, 1955, in Book 174 at page 29, Deed Records.

"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 \$20,000.00.

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 20th day of December, 1988.

*John M. Hammons*  
JOHN M. HAMMONS

*Erma B. Hammons*  
ERMA B. HAMMONS

STATE OF OREGON, County of Klamath ss. I, *Erma B. Hammons*, personally appeared the above named JOHN M. HAMMONS and ERMA B. HAMMONS, and acknowledged the foregoing instrument to be their voluntary act and deed.

*Erma B. Hammons*  
Notary Public for OREGON  
My Commission Expires: *2-23-89*

...the said section 211 thence south 87 degrees 20 1/2 West 100 feet more or less to the point of beginning; and being situated in the County of Klamath, State of Oregon, except that part lying in the County Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Dec. A.D. 19 88 at 11:09 o'clock A.M., and duly recorded in Vol. M88  
of Deeds on Page 21762

FEE \$13.00

Evelyn Biehn  
By *P. Duane Muellendore* County Clerk

...this instrument was not allow use of the property described in ...  
...and covered by the grantor as the owner of the above described ...  
...and will have the same, except as shown above.  
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