



95337

Vol. m88 Page 22013Aspen #01032979  
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
E. J. SHIPSEY  
P.O. Box 52  
Keno, OR 97627

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

ROBERT S. HAMILTON, hereinafter called GRANTOR, convey(s) to E.  
J. SHIPSEY, hereinafter called GRANTEE, all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"

"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 and  
restrictions as shown on the recorded plat of Fifth Addition to  
Klamath River Acres. 2) This property lies within and is subject  
to the levies and assessments of the Klamath Rivers Acres Road  
District. 3) This property lies within and is subject to the  
levies and assessments of the Snowgoose Water Co. 4) All matters  
arising from any shifting in the course of Klamath River,  
including, but not limited to, accretion, reliction and  
avulsion. 5) Right, title and interest of the public to that  
portion of said premises lying below the ordinary high water  
line of the Klamath River and public rights of fishing and  
recreation in and to the shoreline of said River. 6) Waiver of  
riparian rights and release of damages, as disclosed by an  
instrument recorded September 16, 1905 in Book 18 at page 371,  
and in Book 101 at page 329 and Book 101 at page 331, Deed  
Records, Klamath County, OR. 7) Restrictive covenant recorded  
October 3, 1986 in Book M-86, at page 18086, Klamath County  
Official Records. 8) County Road Lien, with a principal  
balance of \$482.29.  
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  
\$10,000.00.

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 16th day of December, 1988

ROBERT S. HAMILTON

STATE OF OREGON, County of Klamath)ss.

December 28, 1988.

Personally appeared the above named ROBERT S. HAMILTON and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Continued on next page

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## WARRANTY DEED - INDIVIDUAL

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Before me: Marlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1989.

## EXHIBIT "A"

Lot 7, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of said Lot 7, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the most Northerly corner of said Lot 7; thence South 36 degrees 49' 11" East along the most Easterly line of said Lot 7, 19.89 feet; thence leaving said Easterly line of Lot 7, South 58 degrees 15' 58" West, 273.02 feet to a 1/2 inch iron pin on the line common to Lots 6 and 7; thence North 33 degrees 24' 18" West along said line common to Lots 6 and 7, 11.90 feet to the Northerly line of said Lot 7; thence North 56 degrees 35' 42" East along said Northerly line of Lot 7, 273.93 feet to the point of beginning.

TOGETHER WITH a parcel of land situated in the Northerly portion of Lot 8 of said Block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence North 56 degrees 35' 42" East along the Northerly line of said Lot 8, 135.00 feet to the most Northerly corner of said Lot 8; thence South 49 degrees 07' 22" East along the Northeasterly line of said Lot 8, 22.56 feet; thence leaving said Northeasterly line of Lot 8, South 58 degrees 15' 58" West, 159.47 feet, to a 1/2 inch iron pin on the Westerly line of said Lot 8; thence North 13 degrees 35' 00" East along said Westerly line of Lot 8, 25.02 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day of Dec. A.D., 19 88 at 10:17 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 22013.

FEE \$13.00 Evelyn Biehn, County Clerk

By Pauline Mullens

WITTE & ECKHART, INC.

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ADJ. 11/11/88 88013