


Aspen

TITLE & ESCROW, INC.

Aspen #01033023

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 EVA E. BONOTTO
 Route 5, Box 1352
 Klamath Falls, OR. 97601

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

WILLIAM R. SMITH, hereinafter called GRANTOR(S), convey(s) to
 EVA E. BONOTTO, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
 REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." *E.E.B.*

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except: 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 North Side
 Drainage District. 3) Easement, including the terms and
 provisions thereof, recorded February 20, 1952, Book 253, page
 25, Klamath County Official Records.

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
 \$26,536.00.

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 4th day of January, 1989.

William R. Smith
 WILLIAM R. SMITH

STATE OF OREGON, County of Klamath)ss.

January, 12, 1989.

Personally appeared the above named WILLIAM R. SMITH and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me: *Pharlene P. Addington*
 Notary Public for Oregon
 My Commission Expires: 3-22-89.

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EXHIBIT "A"

PARCEL 1:

Beginning at the iron pipe which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence South along the quarter line a distance of 1333.2 feet to an iron pin which is the Southwest corner of the NW 1/4 SE 1/4 of Section 7; thence South 89 degrees 44' East along the forty line a distance of 372.5 feet to a point; thence North 59 degrees 53' East a distance of 1104 feet to a point on the forty line; thence North 0 degrees 18' East along the forty line a distance of 775 feet to an iron pin which marks the Northeast corner of the NW 1/4 SE 1/4 of said Section 7; thence North 89 degrees 49' West along the quarter line a distance of 1331.1 feet more or less, to the point of beginning, said tract situated in the NW 1/4 SE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at the iron pipe which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence North along the quarter line a distance of 620.44 feet to an iron pin; thence East a distance of 156 feet to a point; thence North parallel to the quarter line a distance of 388.66 feet to a point on the Southerly right of way line of the County Road; thence following the Southerly right of way line of the County Road in a Southeasterly direction of its intersection with the Easterly forty line of the SW 1/4 NE 1/4 of said Section 7; thence South 0 degrees 18' West along the forty line a distance of 216.9 feet to an iron pin which marks the Southeast corner of the SW 1/4 NE 1/4 of said Section 7; thence North 89 degrees 49' West along the quarter line a distance of 1331.1 feet, more or less, to the point of beginning, said tract situated in the SW 1/4 NE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Continued on next page

EXHIBIT "A" CONTINUED

SAVING AND EXCEPTING from Parcel 1 and Parcel 2, a parcel of land lying in the SW 1/4 NE 1/4 and NW 1/4 SE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pipe which marks the center of said Section 7; running thence North along the quarter line a distance of 620.44 feet to an iron pin; thence East a distance of 156 feet to a point; thence North parallel to the quarter line a distance of 388.66 feet, more or less, to a point on the Southerly right of way line of the County Road; thence following the Southerly right of way line of the County Road in a Southeasterly direction to a point 300 feet Northwesterly along said Southerly line from its intersection with the East line of the SW 1/4 NE 1/4 of said Section 7; thence South 0 degrees 18' West a distance of 425 feet to the South line of said SW 1/4 NE 1/4 of Section 7; thence North 89 degrees 49' West along said South line a distance of 976.1 feet to a point; thence South parallel to the North-South center section line of said Section 7 a distance of 1079.23 feet to a point; thence North 89 degrees 43' West a distance of 105 feet, more or less, to the West line of the NW 1/4 SE 1/4 of said Section 7; thence North along said West line of distance of 1079.23 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Jan. A.D., 19 89 at 10:52 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 755

Evelyn Biehn County Clerk

FEE \$18.00

By

Pauline Mullender