



#01033028  
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
WILLIAM VICTOR PLOURDE  
LINDA G. PLOURDE

11771 Mallory Drive  
Klamath Falls, OR 97603

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

THOMAS FRANK HEATON, JR. and HELEN HEATON, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to WILLIAM VICTOR  
PLOURDE and LINDA G. PLOURDE, husband and wife, 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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) This property  
lies within and is subject to the levies and assessments of Pine  
Grove Highlands Road District. 2) Rights of the public in and  
to any portion of the herein described premises lying within the  
boundaries of roads or highways. 3) Easement, including terms  
and provisions thereof, recorded 8-1-42, Book 149, page 41. 4)  
Agreement, including terms and provisions thereof, recorded  
1-5-67, Book M-67, page 111. 5) Agreement, including terms and  
conditions thereof, recorded 3-20-68, Book M-68, page 2187.  
(Both Agreements show above as #s 4 & 5, cover additional  
property).

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  
\$48,000.00.

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 January, 1989.

Thomas Frank Heaton, Jr.  
THOMAS FRANK HEATON, JR.

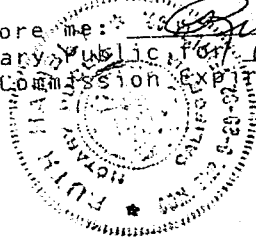
Helen Heaton  
HELEN HEATON

STATE OF California, County of Ventura ss.

January 18, 1989.

Personally appeared the above named THOMAS FRANK HEATON, JR. and  
HELEN HEATON and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me: Ruth Hambley  
Notary Public, California  
My Commission Expires: 9-29-92



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## EXHIBIT "A"

A tract of land situate in the S 1/2 of the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the East quarter corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian bears South 89 degrees 55' East 1323.7 feet and South 0 degrees 08' West 30.0 feet distant; thence continuing North 89 degrees 55' West 225 feet to a point; thence North 0 degrees 08' East 225 feet to a point; thence South 89 degrees 58' East 225 feet to a point; thence South 0 degrees 08' West 225 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 20th day  
of Jan. A.D., 19 89 at 11:56 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 1211.

Evelyn Biehn County Clerk

FEE \$13.00

By Paulene Mullendore