

S6638

MITC 20604

Vol. m89 Page 2137

RETURN: Key Title & Escrow  
P.O. Box 6178  
Bend, OR 97708

WARRANTY DEED

Until a change is requested, all  
tax statements shall be sent to:

Star Route 1, Box 1060  
LaPine, Oregon 97739

GARY POOLE and KATHLEEN  
Grantors, convey and warrant to KATHY POOLE, as tenants by the entirety,  
WICKS, Husband and Wife, Grantees, the following described real  
property free of encumbrances except as specifically set forth  
herein:

Northeast one-quarter (NE1/4) of the Northwest one-  
quarter (NW1/4) of Section 10, Township 23 South,  
Range 10 East of the Willamette Meridian, Klamath  
County, Oregon, excepting therefrom the South one-  
half of the South one-half; ALSO beginning at the  
South quarter corner common to Sections 3 and 10,  
Township 23 South, Range 10 East of the Willamette  
Meridian; thence North 264.00 feet to the Southeast  
corner of Lot 1, Block 1 of OLD HOWARD RANCH  
ESTATES; thence West 1,300.5 feet to a point;  
thence South 264 feet to the South line of said  
Section 3; thence East 1,298.62 feet, more or less  
to the point of beginning, all being in Klamath  
County, Oregon and together with irrigation water  
adjudicated thereto. Tax Map Numbers: 2310-00300-01400 and 2310-01000-00200

Together with 10.35 acres of LaPine Water District  
water.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein  
described premises lying within the limits of streets, roads or  
highways.
2. Reservations and restrictions as contained in Patent  
from the United States of America, recorded in Volume 21, Page  
606, Records of Klamath County, Oregon, including but not limited  
to, the following:

"Subject to any vested and accrued water rights for  
mining, agricultural, manufacturing or other purposes,  
and rights to ditches and reservoirs used in connection  
with such water rights, as may be recognized and acknow-  
ledged by the local customs, laws and decisions of  
courts, and also subject to the right of the proprietor  
of a vein or lode to extract and remove his ore there-  
from should the same be found to penetrate or intersect

the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."

3. Right of Way as disclosed by plat of Old Howard Ranch Estates filed November 27, 1971.

The true consideration for this conveyance is \$70,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

DATED this 30 day of November, 1988.

Gary S. Poole  
GARY POOLE

Kathleen Poole  
KATHLEEN POOLE

STATE OF Washington )  
~~OREGON~~ )  
County of Snohomish ) ss. November 30, 1988

Personally appeared the above named GARY POOLE and KATHLEEN POOLE, as tenants by the entirety, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Rebecca J. Miller  
Notary Public for Oregon Washington  
My Commission Expires: 12-29-89



Francis & Martin  
1199 N.W. Wall Street • Bend, Oregon 97701-1934  
(503) 389-5010

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day of Feb. A.D. 19 89 at 3:35 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 2137

FEE \$13.00 Evelyn Biehn County Clerk  
By Pauline Musselwhite