



Aspen #01033124

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
MARY E. STONE  
P.O. Box 7593  
Klamath Falls, OR. 97602

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

WILLIAM P. GROOMER and MARY E. GROOMER, husband and wife  
hereinafter called GRANIOR(S), convey(s) to MARY E. STONE,  
hereinafter called GRANIEE(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) 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 Enterprise  
Irrigation District. 3) Regulations, including levies, liens,  
assessments, rights of way and easements of South Suburban  
Sanitary District.

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  
\$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 6th day of February, 1989.

William P. Groomer  
WILLIAM P. GROOMER

Mary E. Groomer  
MARY E. GROOMER

STATE OF OREGON, County of Klamath)ss.

February 7, 1989.

Personally appeared the above named WILLIAM P. GROOMER and MARY  
E. GROOMER and acknowledged the foregoing instrument to be their  
voluntary act and deed.

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

'89 FEB 9 AM 11 05

## EXHIBIT "A"

A parcel of land lying in the SE 1/4 of NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. described as follows:

Beginning at a point on the West line of said SE 1/4 NW 1/4, which is North 0 degrees 35' West 966.2 feet from the Southwest corner of said SE 1/4 NW 1/4; thence North 0 degrees 35' West along said West line a distance of 75 feet; thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day  
of Feb. A.D., 19 89 at 11:05 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 2483.  
Evelyn Biehn, County Clerk

FEE \$13.00

By Pauline Miller