



Aspen

TITLE & ESCROW, INC.

#01033086

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

PHILIP A. DUSSEL

BARBARA A. DUSSEL

7724 Booth RoadKlamath Falls, OR 97603

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

BESS D. WAMPLER, also known as BESS WAMPLER, hereinafter called
GRANTOR, convey(s) to PHILIP A. DUSSEL and BARBARA A. DUSSEL,
husband and wife, hereinafter called GRANTEEES, 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." P.D. BD

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.

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
\$32,500.00.

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 2nd day of March, 1989.

Bess D. Wampler By Kathryn L. Altorfer, her atty in fact
BESS D. WAMPLER BY KATHRYN L. ALTORFER, HER ATTORNEY IN FACT

STATE OF OREGON, County of Klamath)ss.

March 2, 1989.

Personally appeared Kathryn L. Altorfer who, being duly sworn,
or affirmed, did say that she is the attorney in fact for Bess
D. Wampler, also known as Bess Wampler, and she executed the
foregoing instrument by authority of and in behalf of said
principal; and she acknowledged said instrument to be the act
and deed of said principal.

Before me

Notary Public for Oregon

My Commission Expires: March 22, 1989.

Marlene P. Addington

99 MAR 3 AM 10 26

EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of a public road known as Booth Road which is 121 feet West and 30 feet South of the Northeast corner of said Northwest Quarter of Southwest Quarter of Section 7; thence West along the South line of Booth Road a distance of 120.4 feet to a point; thence South 03 degrees 35' East a distance of 280.3 feet to a point; thence South 77 degrees 50' East a distance of 105 feet to a point; thence North a distance of 302.3 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 3rd day
of March A.D., 19 89 at 10:26 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 3689.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullins