

Aspen 33149 WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
STEPHEN L. BISPO  
1250 Morningside Lane  
Klamath Falls, OR 97601

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

ROBERT D. BRAMWELL AND MARY BRAMWELL, HUSBAND AND WIFE  
hereinafter called grantor, convey(s) to STEPHEN L. BISPO,  
hereinafter called Grantee, all that real property situated in  
the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Klamath Irrigation District.
2. Reights of the public in and to that portion of the above  
described premises which lies within the limits of the road  
known as Morningside Lane.
3. Mortgage, including the terms and provisions thereof to  
secure the amount noted below and other amounts secured  
thereunder, if any:

Mortgagor: F. Ray Bramwell and Ida Marie Bramwell  
Mortgagee: First Federal Savings and Loan Association  
of Klamath Falls, a Federal Corporation  
Dated: February 2, 1973  
Recorded: February 7, 1973  
Book: M-73 Page: 1415 Fee No. 73098  
Amount: \$12,000.00  
WHICH, SAID MORTGAGE, THE GRANTEE HEREIN DOES NOT ASSUME, AND THE  
GRANTOR HEREIN AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

"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 those set out above  
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  
\$28,000.00.

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 27th day of February, 1989.

Robert D. Bramwell  
ROBERT D. BRAMWELL

Mary Bramwell  
MARY BRAMWELL

Continued on next page

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S.J.B.  
ves  
J.B.

STATE OF OREGON, County of KLAMATH)ss.

March 17, 1989.

PERSONALLY appeared the above named ROBERT D. BRAMWELL AND MARY BRAMWELL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Sandra Handsaker  
Notary Public for OREGON

My Commission Expires: 7-23-89

## EXHIBIT "A"

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway from which the Northwesterly corner of the SW 1/4 of NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears South 88 degrees 50 1/2' West along the center line of the said Morningside Lane 795.0 feet and North 0 degrees 10' East along the Westerly boundary of said Section 21, 858.0 feet, and running thence South 0 degrees 10' West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the U.S. Reclamation Service Projects No. 1-N Drain; thence North 88 degrees 48' East along the said right of way boundary line 160.0 feet; thence North 0 degrees 10' East 475.7 feet, more or less, to a point in the said center line of Morningside Lane; thence South 88 degrees 50 1/2' West along the said center line 160.0 feet, more or less, to the point of beginning, situated in the S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day  
of March A.D., 19 89 at 10:59 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 3947.

FEE \$13.00

Evelyn Biehn  
By Sandra Handsaker County Clerk