



# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

EDWARD L. MYERS and GENEVIEVE MAE MYERS, husband and wife  
 convey(s) to WILLIAM P. GROOMER and MARY F. GROOMER, husband and wife, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

SEE ATTACHED EXHIBIT "B"

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 \$ 88,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

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 13th day of April, 19 89

*[Signature]*  
 Genevieve Mae Myers

STATE OF OREGON, County of Klamath )ss.

April 13, 19 89.

Personally appeared the above named Edward L. Myers and Genevieve Mae Myers husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*[Signature]*  
 Notary Public for Oregon  
 My Commission Expires: 3-22-93

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Mr. &amp; Mrs. William P. Groomer</u>	
<u>HC-63, Box 894 A</u>	
<u>Syracuse River OR 97639</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<u>As Above</u>	
NAME, ADDRESS, ZIP	

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
 I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/feefile/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME TITLE  
 By \_\_\_\_\_ Deputy

## EXHIBIT "A"

## PARCEL 1:

A parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00 degrees 31' 08" West, along the East line of said SW 1/4, 500.00 feet; thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89 degrees 48' 51" East along said North line 437.25 feet to the point of beginning.

## PARCEL 2:

A portion of the E 1/2 SW 1/4 Section 25, Township 36 South, Range 11 East of the Willamette Meridian, lying Northeast of Sprague River Highway, in the County of Klamath, State of Oregon.

EXCEPTING a parcel of land situated in the SW 1/4 of Section 25, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of said SW 1/4; thence South 00 degrees 31' 08" West, along the East line of said SW 1/4, 500.00 feet thence leaving said East line, West 432.72 feet; thence North 501.40 feet to a point on the North line of said SW 1/4; thence South 89 degrees 48' 51" East along said North line 437.25 feet to the point of beginning.

## EXHIBIT "B"

1. Subject to rules and regulations of Fire Patrol 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. Reservations, including the terms and provisions thereof, in the Deed to the Bly Lumber Company recorded in Book 297 at page 491, Deed Records of Klamath County, Oregon, which provides: "This conveyance is made pursuant to the provisions of the Act of May 27, 1902 (32 Stat. 275; 25 U.S.C. 379). There is reserved from the lands hereby granted a right of way to Klamath County, Court, Ore., for a highway approved by T. A. Walters, First Assistant Secretary, on June 20, 1933, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1084), and Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim, and a Fire Road constructed by the United States, with the rights of the United States to maintain, operate, or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916, 44 L. D. 513.) Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantors, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720.)
4. Agreement to grant right of way, including the terms and provisions thereof, by and between, Mark-Time Incorporated and United States of America, recorded April 1, 1960 in Miscellaneous Volume 14 at page 36. (E 1/2 SW 1/4 Sec. 25, Twp 36 S., R 11 EWM.)
5. Easement, including the terms and provisions thereof:  
For: Power line 10 feet wide  
Granted to: Pacific Power & Light Company  
Recorded: November 17, 1980  
Book: M-80  
Page: 22335  
Affects: NE 1/4 SW 1/4 Sec. 25, Twp 36 S., R 11 EWM.

Continued on next page

Exhibit "B" continued ....

6. Easement, including the terms and provisions thereof:  
 For: The right to bury and maintain underground  
 telephone facilities  
 Granted to: Telephone Utilities of Eastern Oregon  
 Recorded: September 12, 1984  
 Book: M-84  
 Page: 15697  
 Affects: Portion E 1/2 SW 1/4 Sec. 25, Twp 36 S., R 11 EWM.

7. Easement, including the terms and provisions thereof:  
 For: The right to bury and maintain underground  
 telephone facilities  
 Granted to: Telephone Utilities of Eastern Oregon  
 Recorded: June 20, 1985  
 Book: M-85  
 Page: 9361  
 Affects: Parcel 1

8. Trust Deed, including the terms and provisions thereof to  
 secure the amount noted below and other amounts secured thereunder,  
 if any:  
 Grantor: Durward E. Fields and Marthael A. Fields  
 Trustee: William Sisemore  
 Beneficiary: Klamath First Federal Savings and Loan Association  
 Dated: April 7, 1978  
 Recorded: April 10, 1978  
 Book: M-78  
 Page: 6827  
 Amount: \$45,500.00

The beneficial interest thereunder was assigned:  
 To: Jackson County Federal Savings and Loan Association  
 Recorded: September 28, 1981  
 Book: M-81  
 Page: 17273  
 which said Trust Deed grantee herein agrees to assume and pay  
 according to the terms and conditions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
 of April A.D., 19 89 at 2:43 o'clock P M., and duly recorded in Vol. M89,  
 of Deeds on Page 6779.

FEE \$23.00

Evelyn Biehn County Clerk

By Doreen Muehlendae