

1787

99918



**Aspen**

TITLE & ESCROW, INC.

Vol. m89 Page 7873

Aspen 33268

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JOHN D. BARNES

NOALEN M. BARNES

P.O. Box 125

Windsor, CA 95492

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

DAWN MENDES BOHM AND ERIN S. MENDES hereinafter called  
GRANTOR(S), convey(s) to JOHN D. BARNES AND NOALEN M. BARNES,  
NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

The SW 1/4 of the NW 1/4 of the NW 1/4 and that part of the NW  
1/4 of the NW 1/4 of the NW 1/4 that lays South of the Forest  
Service Road, Section 2, Township 37 South, Range 12 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.

"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. Subject to rules and regulations of Fire Patrol District.
3. this property lies within and is subject to the levies and  
assessments of the Spring Creek Irrigation Unit established by  
Klamath Indian Agency and is apparently now operated by the water  
users. It is therefore, subject to such uses and obligations  
as have been established by such users.
4. Subject to application for road right of way, including the  
terms and provisions thereof, as disclosed by an instrument  
recorded May 2, 1960, in Miscellaneous Volume 13 at page 654.  
(Affects Sec. 2, Twp 37 S., R 12 EWM).
5. Subject to the reservation of all subsurface rights, except  
water, to various owners as disclosed by instruments recorded  
August 7, 1958 in Book 301 at pages 612 and 614, Deed Records.  
(Affects Sec. 2, twp 37 S., R. 12 EWM. and Sec. 35, Rwp 36 S., R  
12 EWM)
6. Easement, including the terms and provisions thereof:  
For: Electric Transmission and distribution line  
Granted to: Pacific Power & Light Company, a corporation  
Recorded: December 6, 1978 Book: M-78 Page: 27529
7. Easement, including the terms and provisions thereof:  
For: Telephone line right of way  
Granted to: Telephone utilities of Eastern Oregon, Inc.  
Recorded: August 3, 1984 Book: M-84 Page: 13366
8. Easement, including the terms and provisions thereof:  
For: Telephone line right of way  
Granted to: Telephone Utilities of Eastern Oregon, Inc.  
Recorded: August 3, 1984 Book: M-84 Page: 13445

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  
\$15,000.00.

Continued on next page

08  
PM 4  
89 MAY 4

8585

81002

7874

WARRANTY DEED - INDIVIDUAL  
PAGE 2

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 11th  
day of April  
1989.

Dawn Mendes Bohm  
DAWN MENDES BOHM

Dawn Mendes Bohm as guardian for  
DAWN MENDES BOHM, GUARDIAN FOR  
ERIN SAMARA MENDES  
Erin Samara Mendes

STATE OF OREGON, County of (KLAMATH)ss.

May  
April 8, 1989.

Personally appeared the above named DAWN MENDES BOHM and  
acknowledged the foregoing instrument to be HER voluntary act  
and deed.

Before me, Andra Handsaker  
Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON, County of Klamath)ss.

May  
April 8, 1989.

Personally appeared the above named DAWN MENDES BOHM GUARDIAN  
FOR ERIN SAMARA MENDES, and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me, Andra Handsaker  
Notary Public for Oregon.

My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day  
of May A.D., 19 89 at 4:08 o'clock P M., and duly recorded in Vol. M89  
of Deeds on Page 7873.

FEE \$13.00

Evelyn Biehn, County Clerk

By Dawn Mendes Bohm