

2829
65015

#M-30034
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 13285

Vol. m86 Page 14929

MARY E. CHEYNE also known as MARY ELIZABETH CHEYNE

convey(s) to RICHARD JENNINGS BREWER and KATHRYN IRENE BREWER, husband and wife, hereinafter called grantor,

all that real property situated in the County of Klamath, State of Oregon, described as:

A portion of the property described in Vol M72, Page 3074 Deed Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land situate in Lot 1, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, commencing at an existing iron pin at the Southeast corner of said property; thence 500 feet West; thence 140 feet North; thence 500 feet East; thence 140 feet South to the point of beginning.

Together with a water line easement 10 feet in width lying 5 feet on each side of a line commencing at a point on the East boundary of the above described property 9.7 feet N from the SE corner thereof and running thence S 89 degrees, 28' E 220 feet to an existing well, together with the right to take water from said well for domestic use on the above-described property.

This deed is being re-recorded to correct the legal description.

"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 "A"

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 \$26,500.00. 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 15th day of August, 19 86.

Mary E. Cheyne

STATE OF OREGON, County of Coos)ss.

On this the 15th day of August, 19 86.

L. Personally appeared the above named Mary E. Cheyne also known as Mary Elizabeth Cheyne and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Ruth L. Blum
Ruth L. Graham

Notary Public for Oregon

My Commission Expires: 2-11-90

Mary E. Cheyne

GRANTOR'S NAME AND ADDRESS

Richard Jennings & Kathryn Irene Brewer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Jennings & Kathryn Irene Brewer

P.O. Box 1065
Walnut Grove, CA 95690
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Richard Jennings & Kathryn Irene Brewer

P.O. Box 1065
Walnut Grove, CA 95690
NAME, ADDRESS, ZIP

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/fee/file/ instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE _____
By _____ Deputy

EXHIBIT "A"

13286
14930

SUBJECT TO:

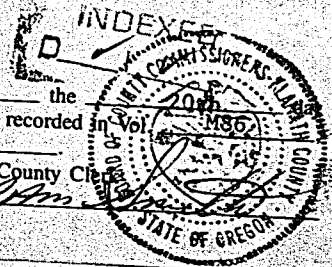
1. An easement, including the terms and provisions thereof, between George P. Andrieu and Leona M. Andrieu and Lawrence D. Cheyne and Betty B. Cheyne, recorded May 10, 1967 in Volume M-67 at page 3469.
2. Mortgage, including the terms and provisions thereof, in favor of First Federal Savings and Loan Association of Klamath Falls, a corporation, recorded May 10, 1967 in Book M-67 at page 3471, which Grantees herein do not assume nor agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 86 at 12:09 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds on Page 14929

FEE \$14.00

Evelyn Biehn, County Clerk
 By _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of July A.D., 19 89 at 3:38 o'clock P M., and duly recorded in Vol. M89
 of _____ Deeds on Page 13285

FEE \$10.00

Evelyn Biehn, County Clerk

By Quinn Mulholland