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#01033628  
WARRANTY DEEDVol. m86 Page 14380

AFTER RECORDING RETURN TO: HIGH VALLEY PROPERTIES, A PARTNERSHIP  
2795 Anderson-Suite #101  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS: 15118  
 SAME AS ABOVE

LARRY G. KLAHN and ELIZABETH A. KLAHN and ROGER R. MC CLELLAN  
 and MARILYN J. MC CLELLAN, hereinafter called GRANTOR(S),  
 convey(s) to HIGH VALLEY PROPERTIES, A PARTNERSHIP, consisting  
 of NEAL L. EBERLEIN and SUSAN K. EBERLEIN and ALAN W. EBERLEIN  
 and CAROL LORRAINE EBERLEIN, hereinafter called GRANTEE(S), 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.

"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) Taxes for the  
 fiscal year 1989-'90, a lien not yet payable. 2) Conditions and  
 Restrictions as shown on the recorded plat of Altamont Ranch  
 Tracts. 3) Rules, regulations and statutory powers of Klamath  
 Irrigation District. 4) Easement, including the terms and  
 provisions thereof, recorded October 4, 1982, Book M-82, page  
 13231,

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  
 \$50,000.00.

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 31st day of July, 1989.

Larry G. Klahn  
 LARRY G. KLAHN

Elizabeth A. Klahn  
 ELIZABETH A. KLAHN

X Roger R. McClellan  
 ROGER R. MC CLELLAN

X Marilyn J. McClellan  
 MARILYN J. MC CLELLAN

STATE OF OREGON, County of Klamath)ss.

August 2, 1989.

Personally appeared the above named LARRY G. KLAHN and ELIZABETH  
 A. KLAHN and acknowledged the foregoing instrument to be their  
 voluntary act and deed.

Before me, Barlene J. Addington  
 Notary Public for Oregon  
 My Commission Expires: March 22, 1993.

STATE OF CALIFORNIA, County of Santa Barbara)ss.

August 1, 1989.

Continued on next page

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WARRANTY DEED

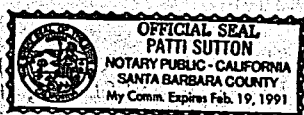
14381

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Aspen  
TITLE & ESCROW INC.

Personally appeared the above-named ROGER R. MC CLELLAN and  
MARILYN J. MC CLELLAN and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me \_\_\_\_\_  
Notary Public for California  
My Commission Expires: 2/19/91



THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON SIGNING OR ACCEPTING SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USE.

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: (1) taxes for the  
year 1989-1990, (2) a 15% net yield payable to the  
association as shown on the recorded plat of Alhambra Ranch  
Tract, (3) rules, regulations and covenants of Alhambra  
Tract, (4) Easement, including the terms and  
provisions thereof, recorded October 4, 1987, Book W-87, page  
13327.

and with Grantor and Grantor's heirs and assigns, all persons who may  
lawfully claim the same, except as shown above.

The Grantor and Grantor's heirs and assigns for this transfer is

in consideration of the sum of \$100,000.00 and where the context so requires, the  
amount shall be in legal tender.

IN WITNESS WHEREOF, the grantor has executed this first page  
this 21st day of July, 1990.

\_\_\_\_\_  
ELIZABETH A. KILIAN  
\_\_\_\_\_  
MARILYN J. MC CLELLAN  
\_\_\_\_\_  
ROGER R. MC CLELLAN

STATE OF CALIFORNIA, County of Kern (San Joaquin)

Notary Public for California  
My Commission Expires: March 22, 1991

STATE OF CALIFORNIA, County of Santa Barbara (Kern)

14382

## EXHIBIT "A"

A tract of land situated in Lots 33 and 34, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, as duly platted and filed on August 9, 1910, and being more particularly described as follows:

Beginning at an iron pin on the Northerly right of way of Anderson Avenue from which the Southeast corner of Lot 33 bears South 0 degrees 06' East 10.0 feet and South 88 degrees 46' East, 306.5 feet distant; thence North 88 degrees 46' West along the said Northerly right of way of said Anderson Avenue and parallel to the South line of said Lots 33 and 34, 306.5 feet to the Easterly right of way of Washburn Way as described in Volume 333, Page 67, Deed Records of Klamath County, Oregon; thence North 0 degrees 06' West along said right of way of Washburn Way, 355.3 feet; thence South 88 degrees 46' East 306.5 feet; thence South 0 degrees 06' East 355.3 feet more or less, to the point of beginning.

CODE 24 MAP 3909-15BB TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day  
of Aug. A.D., 19 89 at 11:30 o'clock A. M., and duly recorded in Vol. M89,  
of Deeds on Page 14380.

Evelyn Biehn County Clerk  
By Caroline Nielsen

FEE \$18.00