



## WARRANTY DEED

ATC # 05033645

AFTER RECORDING RETURN TO:

AARON R. REEVES

KAREN M. REEVES

PO Box 10  
Macdonell, Co. 97058UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

AR NITA B. BARNSTABLE hereinafter called GRANTOR(S), convey(s) to  
AARON R. REEVES AND KAREN M. REEVES, HUSBAND AND WIFE  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

Q.R.R. "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  
year 1989-90 are now a lien but not yet payable. 2) Rights of  
the public in an to any portion of the herein described premises  
lying within the boundaries of roads or highways. 3) Easement  
for access granted to Edward Carey Brennan recorded February 7,  
1978 in Book M-78 Page 2192 and re-recorded June 26, 1978 in  
Book M-78 Page 13594. 4) Easement for domestic water agreement  
to Edward Carey Brennan recorded February 7, 1978 in Book M-78  
Page 2195 and re-recorded in Book M-82 at Page 5360 on April 29,  
1982. 5) Trust Deed from Robert E. Hall to Klamath First  
Federal Savings and Loan Association recorded August 4, 1978 in  
Book M-78 Page 17014.

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  
\$86,500.00.

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 7th day of August 1989.

Nita B. Barnstable  
NITA B. BARNSTABLE

STATE OF OREGON, County of Klamath ss.DATE: August 18, 1989.

Personally appeared the above named NITA B. BARNSTABLE and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: Richard A. Crawford  
Notary Public for Oregon  
My Commission Expires: March 4, 1992

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## EXHIBIT "A"

A tract of land situated in the E 1/2 SE 1/4, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of that tract of land described in Deed Volume M-77 at Page 22478, as recorded in the Klamath County Deed Records, said point located South 00 degrees 09' 58" East 850.01 feet and South 68 degrees 18' 48" East 390.82 feet from the center 1/16 corner of said Section 36; thence continuing South 68 degrees 18' 48" East 119.65 feet to the most Southerly point of the tract of land described in said Deed Volume M-77 at Page 22478; thence South 18 degrees 15' 02" East (South 18 degrees 15' 57" East by D. V. M-75 at Page 5012) 372.92 feet; thence North 89 degrees 35' 00" West (North 89 degrees 35' 55" West by D. V. M-75 at Page 5012) 228.16 feet; thence North 00 degrees 01' 34" East (North 00 degrees 00' 39" East by D. V. M-75 at Page 5012) 30.00 feet; thence continuing North 00 degrees 01' 34" East 366.72 feet to the point of beginning.

CODE 21 MAP 3907-36DO TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day of Aug. A.D., 19 89 at 10:53 o'clock AM. and duly recorded in Vol. M89 of Deeds on Page 15710.

FEE \$13.00

Evelyn Biehn . County Clerk

By Pauline Muckensley