



4717

#01033710  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Robert Sloan and  
Mr. and Mrs. Gregory Stout

HC 34, Box 79  
Klamath Falls, OR 97601

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

CARTER-JONES COLLECTION SERVICE, INC. hereinafter called  
GRANTOR(S), convey(s) to ROBERT SLOAN and KATHARINE SLOAN,  
husband and wife, as to an undivided one-half interest AND  
GREGORY STOUT and ECHO STOUT, husband and wife, as to an  
undivided one-half interest, 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 AS THOUGH FULLY SET FORTH HEREIN.

"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) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 3) Easement,  
including the terms and provisions thereof, recorded October 24,  
1960 in Book 325, page 13. 4) Two Agreements, including the  
terms and provisions thereof, recorded November 21, 1977 in Book  
M-77, page 22606 and recorded September 4, 1985 in Book M-85,  
page 14060.

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  
\$14,500.00.

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 30th day of August, 1989.

CARTER-JONES COLLECTION SERVICE, INC.

By: Kent L. Pederson Title: Manager

STATE OF OREGON, (County of Klamath)ss.

August 31, 1989.

Personally appeared Kent L. Pederson, who, being  
duly sworn, did say that he is the Manager of  
CARTER-JONES COLLECTION SERVICE, INC. and that the seal affixed  
to the foregoing instrument is the corporate seal of said  
corporation and that said instrument was signed and sealed in  
behalf of said corporation by authority of its Board of  
Directors and he acknowledged said instrument to be its  
voluntary act and deed.

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

89 SEP 1 AM 10 47

## EXHIBIT "A"

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.40 feet and South 89 degrees 24' West a distance of 460.0 feet from the center quarter corner of said Section 10; thence North 0 degrees 36' East a distance of 247.0 feet to an iron pin; thence South 89 degrees 24' West a distance of 50.0 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of "A" Street, FRONTIER TRACTS; thence South 89 degrees 17' West along the South line of said "A" Street a distance of 190.0 feet to an iron pin; thence South 0 degrees 36' West a distance of 158.2 feet; thence South 80 degrees 46' West a distance of 275.7 feet to the East line of State Highway #421; thence South 3 degrees 07' East along said East line a distance of 146.8 feet to an iron pin on the South line of FRONTIER TRACTS; thence North 89 degrees 24' East along said South line a distance of 518.98 feet, more or less, to the point of beginning.

BUT EXCEPTING THEREFROM the parcel deeded to Harry R. Waggoner by Book 358 at Page 306, Deed Records.

RESERVING THEREFROM 20 foot roadway easement over the North side of West portion, including the terms and provisions thereof, as set forth in Deed from Frontier Guest Ranch recorded October 24, 1960 in Book 325 at Page 13, Deed Records.

CODE 78 MAP 3606-10CA TL 5000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen title Co. the 1st day  
of Sept. A.D., 19 89 at 10:47 o'clock A.M. and duly recorded in Vol. M89  
of Deeds on Page 16467

FEE \$13.00

Evelyn Biehn County Clerk  
By Rauline Mullendare