



Aspen

TITLE & ESCROW, INC.

33766
WARRANTY DEED

Vol. m89 Page 17928

AFTER RECORDING RETURN TO:
ALBERT DEAN COLLINS

9550 SPRING LAKE RD
KLAMATH FALLS, OR. 97603

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

NORMAN HAND, GERALD E. HAND AND KENNETH W. HAND hereinafter
called GRANTOR(S), convey(s) to ALBERT DEAN COLLINS hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 and to any portion of the herein described
premises lying within the boundaries of roads or highways. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Westside
Sanitary District. 4) Regulations, including levies,
assessments, water and irrigation rights and easements for
ditches and canals, of Klamath Drainage District. 5) Easement,
including the terms and provisions thereof for sewer line
granted to the city of Klamath Falls and recorded January 14,
1983 in Book M-83 page 735. 6) Easement for water line recorded
October 6, 1987 in Book M-87 Page 18133

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
\$12,500.00.

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 11th day of September 1989.

NORMAN HAND

GERALD E. HAND

KENNETH W. HAND

STATE OF OREGON, County of KLAMATH)ss.

Personally appeared the above named NORMAN HAND, GERALD E. HAND
AND KENNETH W. HAND and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 4, 1992

'89 SEP 21 PM 3 59

EXHIBIT "A"

A tract of land situated in the SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 SE 1/4 of said Section 12; thence North 00 degrees 35' 19" East 666.28 feet (North 00 degrees 13' 21" East 666.24 feet by M81 at Page 8479 of the Klamath County Deed Records); thence South 89 degrees 43' 25" East 25.64 feet to the Southeast corner of that tract of land described in said M81 at Page 8479; thence continuing South 89 degrees 43' 25" East, along the South line of said tract, 435.60 feet to the true point of beginning of this description as marked by a 5/8 inch iron pin with cap; thence continuing South 89 degrees 43' 25" East 445.30 feet to a 5/8 inch iron pin with cap; thence North 00 degrees 18' 16" East 665.41 feet to a 5/8 inch iron pin on the North line of said tract described in said M81 at Page 8479; thence North 89 degrees 40' 11" West 446.26 feet to the Northwest corner of said tract; thence South 00 degrees 13' 21" West, along the Westerly line and its extension of said tract, 665.83 feet to the true point of beginning.

SUBJECT TO: An easement for ingress and egress over the North 30 feet of the East 350 feet of the above described property. Said easement is for the benefit of the following described property:

A tract of land situated in the SE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 SE 1/4 of said Section 12; thence North 00 degrees 35' 19" East 666.28 feet (North 00 degrees 13' 21" East 666.24 feet by M81 at Page 8479 of the Klamath County Deed Records); thence South 89 degrees 43' 25" East 25.64 feet to the Southeast corner of that tract of land described in said M81, Page 8479; thence continuing South 89 degrees 43' 25" East, along the South line of said tract, 880.90 feet to the true point of beginning of this description marked by a 5/8 inch iron pin with cap; thence continuing South 89 degrees 43' 25" East 445.30 feet to the Southeast corner of said tract described in M81 at Page 8479; thence North 00 degrees 23' 16" East 664.99 feet to the Northeast corner of said tract; thence North 89 degrees 40' 11" West, along the North line of said tract, 446.26 feet to a 5/8 inch iron pin with cap; thence South 00 degrees 18' 16" West 665.41 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day of Sept. A.D., 19 89 at 3:59 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 17928.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mulholland