



Att # 05034384
WARRANTY DEED

Vol. m89 Page 21971

AFTER RECORDING RETURN TO:
DONALD H. GRIGGS
SHIRLEY R. GRIGGS

4406 BRISTOL AV.
KLAMATH FALLS, OR. 97603

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

NORMAN G. ESPENLAUB AND CHERYL J. ESPENLAUB, as tenants by the
entirety hereinafter called GRANTOR(S), convey(s) to DONALD H.
GRIGGS AND SHIRLEY R. GRIGGS, 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"

"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. 2) Regulations, including levies, assessments, water
and irrigation rights and easements for ditches and canal, of
Klamath Irrigation District and South Suburban Sanitary
District. 3) Rights of the public in and to any portion of the
herein described premises lying within the boundaries of roads
or highways. 4) Easement as shown on County Assessors map for
road easement. 5) Reservations contained in the deed from H.F.
Ezell to Reinhold Klatt recorded April 3, 1929 in Book 86 at
page 216. 7) Easement granted to The California Oregon Power
company recorded January 14, 1949 in Book 228 at page 61. 8)
Mortgage, including the terms and provisions thereof showing
Peter A. Kirk and Rebecca A. Kirk as Mortgagors and The Oregon
Department of Veterans Affairs as the Mortgagee dated December
12, 1979 and recorded December 20, 1979 in Book M-79 at page
29282 along with assumption Agreement recorded September 14,
1984 in Book M-84 at page 15974 which mortgage the Grantees
herein agree to assume and pay according to the terms contained
therin.

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
\$55,000.00.

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 9th day of November 1989

Norman G. Espenlaub

NORMAN G. ESPENLAUB

Cheryl J. Espenlaub

CHERYL J. ESPENLAUB

BY: Charlene Rott

Attorney in Fact

BY: Charlene Rott

Attorney in Fact

STATE OF OREGON, County of Klamath)ss.

On this 13th day of November, 1989, personally appeared
CHARLENE ROTT, who, being duly sworn (or affirmed) did say that
she is the attorney in fact for CHERYL ESPENLAUB and NORMAN G.
ESPENLAUB, and that she executed the foregoing instrument by
authority of and in behalf of said principals; and she

Continued on next page

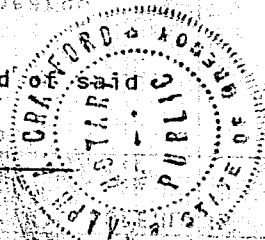
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acknowledged said instrument to be the act and deed of the principals.

Before me: Paul C. C. C.
Notary Public for Oregon
My Commission Expires: March 4, 1992

[illegible][illegible]

1. The first of these is the fact that the first of the three countries mentioned in the book, the United States, is the only one of the three which has a large and growing population. The second is the fact that the United States is the only one of the three which has a large and growing population. The third is the fact that the United States is the only one of the three which has a large and growing population.

[illegible][illegible]

STATEMENTS TO THE PROGRAM TO PROVIDE:
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ZNY 11 051002
-105 00000110 001000 10

THE SHERIDAN INC

APR 15 1964

1968

EXHIBIT "A"

A portion of the S 1/2 S 1/2 NW 1/4 SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the South boundary of Bristol Avenue with the Easterly right of way line of the A-3-C lateral of the Klamath Irrigation District, which point is North 89 degrees 38' East 596.76 feet and thence South 10 degrees 28' East 30.48 feet from the Northwest corner of said S 1/2 S 1/2 NW 1/4 SW 1/4 of said Section 11; thence North 89 degrees 38' East along said South boundary of Bristol Avenue, a distance of 205.43 feet; thence South 0 degrees 22' East 241.8 feet, more or less, to the Northeasterly boundary of said A-3-C lateral of the Klamath Irrigation District; thence North 59 degrees 18' West along said Northeasterly boundary, a distance of 172.62 feet; thence Northwesterly along the arc of a circle to the right, the radius of which circle is 87.5 feet and the long chord of which bears North 34 degrees 53' West 72.34 feet; thence North 10 degrees 28' West along said Northeasterly boundary, a distance of 94.53 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11CB TL 8300

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co. the 14th day
of Nov. A.D., 19 89 at 11:52 o'clock A. M., and duly recorded in Vol. M89,
of Deeds on Page 21971.

Evelyn Biehn - County Clerk

By Pauline M. Henderson

FEE \$18.00