7839

Aspen TITLE & ESCROW, INC.

Vol. m89 Page 21971

Aro # 05034384

WARRANTY DEED

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

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

Before me: _____
Notary Public for Oregon
My Commission Expires: March 4, 1992

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 94.58 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 Mullendore

FEE $18.00