

OK

7885

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m87 Page 22064



PAUL R. SINGER

Grantor,

conveys and warrants to DOMINIC CHIRCOOP

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT A

2310-2700-1500 Key #137300
2310-2700-1600 Key #137319

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of November, 19 89

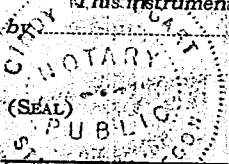
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

PAUL R. SINGER

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on November 9, 19 89
PAUL R. SINGER

November 9, 19 89



Notary Public for Oregon

My commission expires 12-11-89

WARRANTY DEED

PAUL R. SINGER

DOMINIC CHIRCOOP

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DOMINIC CHIRCOOP

1136 TROUT GULCH RD

APTOS CA 95003

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

89 NOV 15 AM 8 58

[illegible]

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1. Taxes owing for 1989/90 with outstanding balances of \$439.20 and \$137.26. Total taxes for 1989/90 are \$658.81 and \$205.89 (first-third has been paid).
2. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
3. Reservations and restrictions contained in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Volume 268, Page 209, Deed records of Klamath County, Oregon, as follows: "Save and Except: It is agreed that the sellers retain an undivided one-half interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
4. Conditions and Restrictions contained in Order of the Board of County Commissioners, recorded September 5, 1973, in Volume M73, Page 11868, Deed records of Klamath County, Oregon.
5. Electric Line Right of Way Easement, including the terms and provisions thereof, between Paul R. Singer and Frances Singer, to Midstate Electric Cooperative, Inc., dated June 7, 1982, recorded August 23, 1982, in Volume M82, Page 10878, Deed records of Klamath County, Oregon.
6. Agreement for Electric Service, including the terms and provisions thereof, between Paul R. Singer and Frances Singer, to Midstate Electric Cooperative, Inc., dated July 1, 1982, recorded August 23, 1982, in Volume M82, Page 10907, Deed records of Klamath County, Oregon.

[illegible]

STATE OF NEW YORK
IN SENATE
JANUARY 11, 1911.

18. 10-11-68 10-11-68

RECEIVED TO BUREAU

[illegible][illegible]

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Twp. 23 S.R. 10 E.W.M. Klamath County, Oregon, more particularly described as follows: Beginning at the Northeast corner of SW $\frac{1}{4}$ of said Section 27; thence S. 89°55'42" W. 614.51 feet to the True Point of Beginning of this Description; thence continuing S. 89°55'42" W. 643.81 feet to the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 27; thence S. 01°03'32" W. 336.30 feet; thence East 650.03 feet; thence North 337.05 feet to the True Point of Beginning.

PARCEL 2: A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Twp. 23 S.R. 10 E.W.M., more particularly described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ of said Section 27; thence S. 89°55'42" W. 1258.32 feet; thence S. 01°03'32" W. 336.30 feet to the True Point of Beginning of this description; thence East 650.03 feet; thence South 333.50 feet; thence West 656.19 feet; thence N. 01°03'32" E. 333.55 feet to the True Point of Beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 15th day
of Nov. A.D. 19 82 at 8:58 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 22064.

Evelyn Biehn County Clerk

FEE \$18.00

By Pauline Mulendore