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34604
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M89 Page 25011

DONALD R. CROSS and BERNEICE M. CROSS, husband and wife

convey(s) to WILLIAM F. B. MORRIS and CATHERINE M. MORRIS, not as tenants
in common but with rights of survivorship 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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

SEE ATTACHED EXHIBIT "A"

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 \$ 121,000.00. "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)" (Delete between symbols; if not applicable. See ORS 93.030)

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 21 day of Dec., 19 89.

Donald R. Cross
Berneice M. Cross

STATE OF OREGON, County of LANE) ss.

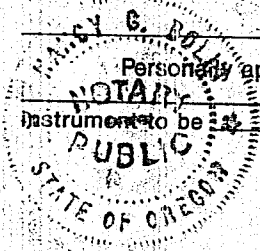
December 21, 1989

Personally appeared the above named Donald R. Cross and Berniece M. Cross

Instrument to be by their voluntary act and deed. and acknowledged the foregoing

Before me:

Nancy G. Bolin
Notary Public for Oregon
My Commission Expires: 11-16-91



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

DEPT. OF REVENUE
540 Main St
Red 97601

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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 document/fee/file/Instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE 1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Westerly right of way line of the Hill (Eradbury) County Road, said point being South 89 degrees 54 minutes 41 seconds East 10.70 feet, South 00 degrees 19 minutes 32 seconds West 947.85 feet and North 88 degrees 56 minutes 48 seconds West 30.00 feet from the Northeast corner of the NW 1/4 NE 1/4 of said Section 28; thence North 88 degrees 56 minutes 48 seconds West 766.54 feet to the true point of beginning; thence South 603.83 feet; thence West 410.34 feet to the centerline of ditch; thence along said ditch North 01 degrees 53 minutes 00 seconds East 174.02 feet; thence North 12 degrees 12 minutes 03 seconds East 360 feet to the beginning of a curve to the left with a radius of 300 feet through a central angle of 16 degrees 12 minutes 11 seconds for a distance of 84.84 feet; thence South 88 degrees 56 minutes 48 seconds East 342.30 feet to the true point of beginning.

PARCEL 2:

A parcel of land situate in Section 28, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point South 89 degrees 4 minute 41 seconds East a distance of 10.70 feet from the Northeast corner of the NW 1/4 of the NE 1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian; thence South 00 degrees 19 minutes 32 seconds West a distance of 947.85 feet; thence North 88 degrees 56 minutes 48 seconds West a distance of 415.48 feet to the true point of beginning; thence South a distance of 596.84 feet; thence West a distance of 380 feet; thence North a distance of 603.83 feet; thence South 88 degrees 56 minutes 48 seconds East a distance of 380.06 feet to the true point of beginning.

continued



Exhibit "A" continued

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Easement, including the terms and provisions thereof:
 - For : Ingress and egress along Northerly lines
 - Granted to : Adjoining property owners
 - Recorded : December 9, 1971
 - Book : M-71
 - Page : 12891
5. Easement, including the terms and provisions thereof:
 - For : Ingress and egress along Northerly lines
 - Granted to : Adjoining property owners
 - Recorded : December 9, 1971
 - Book : M-71
 - Page : 12892
6. Agreement, including the terms and provisions thereof:
 - Regarding : Road maintenance
 - Recorded : December 27, 1979
 - Book : M-79
 - Page : 29698
7. Agreement, including the terms and provisions thereof:
 - Between : Harold Dehlinger and Son
 - And : Klamath Irrigation District
 - Recorded : August 21, 1972
 - Book : M-72
 - Page : 9352
8. Conditions and Restrictions in Deed:
 - Recorded : January 28, 1974
 - Book : M-74
 - Page : 919

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of December A.D. 19 89 at 9:12 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 25011

FEE \$18.00

Evelyn Blehn County Clerk
By Bernetha L. Ketch