

9594

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

Vol. 1789 Page 25145

HERMAN A. SAMPLE

convey(s) to MICHAEL P. LUNDQUIST and PAULA M. LUNDQUIST, husband and wife, hereinafter called grantor,
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 \$ 70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28th day of December, 19 89.

Herman A. Sample

STATE OF OREGON, County of Klamath, ss.

December 28, 19 89.

Personally appeared the above named Herman A. Sample and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: March 4, 1992

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael P. Lundquist
1918 Manzanita
Klamath Falls, Or 97601

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

same as above

NAME, ADDRESS, ZIP

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 document/file/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By NAME

TITLE

By

Deputy

The South 94.43 feet of the following described property:

A parcel of land situated in the S 1/2 SE 1/4 NW 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 an iron pin marking the Southeast corner of the SE 1/4 NW 1/4 of said Section 11, said point being the Northeast corner of PERRY'S ADDITION TO LLOYDS TRACTS SUBDIVISION; thence South 89 degrees 50' West along the South line of the S 1/2 SE 1/4 NW 1/4 of said Section 11, said line being the North line of PERRY'S ADDITION TO LLOYDS TRACTS SUBDIVISION a distance of 141.90 feet to an iron pin on the Easterly right of way line of Hope Street; thence North 0 degrees 17' East along the Easterly line of Hope Street a distance of 330.43 feet to an iron pin; thence North 89 degrees 59 1/2' East parallel with the North line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 142.53 feet to the East line of the S 1/2 SE 1/4 NW 1/4 of said Section 11; thence South 0 degrees 23' 33" West along the East line of the S 1/2 SE 1/4 NW 1/4 of said Section 11 a distance of 330.05 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of U.S.B.R. A-2 V2 lateral.

CODE 41 MAP 3909-11BD TL 1500

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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.
4. Easement as disclosed by instrument:
For : Irrigation
Recorded : August 12, 1925
Book : 77
Page : 48
Affects : Easterly portion

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29 day
of Dec 1989 at 11:48 o'clock A.M., and duly recorded in Vol. 489,
of Deed on Page 25145.

FEE 13.00

Evelyn Biehn
By Bernetha J. Hetch

County Clerk