

10328

JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANYVol. m90 Page 1249

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

ASPEN 34626
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

CHRISTINE CALLENDINE

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

DEBORAH D. ROWLAND, CHERRY E. ROWLAND, MARK A. ROWLAND AND CINDY A. HAVICE

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH, State of Oregon, described as follows to wit:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 150,000.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of January, 1990.

"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."

X-Christine Callendine
CHRISTINE CALLENDINESTATE OF OREGON
COUNTY OF JacksonThe foregoing instrument was acknowledged before me this 10th day of January, 1990, by

CHRISTINE CALLENDINE

SPACE FOR RECORDER'S USE

Notary Public for Oregon
My commission expires 1-21-93

Mail Tax Statements to:

Grantee 2751 Alta Vista Rd
Eagle Point OR 9752400
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1
2
JAN 12 PM 4 00

EXHIBIT A

In Township 32 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 31: That portion of the NW 1/4 SW 1/4 lying Westerly of Highway 62, all of the S 1/2 SW 1/4, W 1/2 SE 1/4, NE 1/4 SE 1/4, SAVING AND EXCEPTING a 60 foot wide strip of land conveyed to Klamath County for road purposes by Deed Volume 59 at Page 165.

Section 32: The NW 1/4 SW 1/4

In Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 6: Lct 2

CODE 8 MAP 3207-V TL 600

CODE 8 MAP 3307-V TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Jan. A.D., 19 90 at 4:00 o'clock p M., and duly recorded in Vol. M90,
of Deeds on Page 1249.

Evelyn Biehn, County Clerk

FEE \$33.00

By

Pauline Mueller