

10623

#01034708- Part 1
WARRANTY DEED

AFTER RECORDING RETURN TO:
INDEPENDENT EXCHANGE SERVICES, INC.
188 THE Embarcadero Suite 500
SAN FRANCISCO CA 94105

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BONNIE JO HAMILTON, hereinafter called GRANTOR(S), convey(s) to
INDEPENDENT EXCHANGE SERVICES, INC., a corporation, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET
FORTH HEREIN.....

"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) Rules,
regulations and statutory powers of South Suburban Sanitary
District. 2) Rules, regulations and statutory powers of Klamath
Irrigation District, and as further defined by Application and
Agreement for Exemption from Payment of Assessments, recorded
November 20, 1986 in Book M-86, page 21152. 3) Power Line
Easement, including the terms and provisions thereof, along
Southerly boundary of herein described property as disclosed by
Survey dated July 1, 1963.

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
\$98,000.00.

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 18th day of January, 1990.

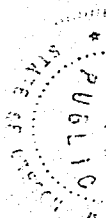
Bonnie Jo Hamilton
BONNIE JO HAMILTON

STATE OF OREGON, County of Klamath)ss.

January 19, 1990.

Personally appeared the above named BONNIE JO HAMILTON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: W. Darlene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.



90 JAN 25 PM 3 01

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE 1/4 of Section 10, 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 Southeast corner of the NE 1/4 NE 1/4 of said Section 10; thence South 01 degrees 12' East along the centerline of Summers Lane (this bearing is based on record of survey maps No. 628 and 633 surveyed by W. R. Canton in 1938 and 1946 as recorded in the office of the Klamath County Surveyor) a distance of 740.0 feet; thence South 88 degrees 48' West at right angles to Summers Lane a distance of 165 feet to the true point of beginning of this description, said point being on the property line of that land deeded to Lee and recorded in M-66 at Page 9803, Klamath County Records; thence continuing South 88 degrees 48' West a distance of 194.20 feet to a point; thence South 03 degrees 07' East a distance of 146.81 feet; thence South 00 degrees 42' East a distance of 96.97 feet; thence North 88 degrees 44' East 283.10 feet to a point; thence North 31 degrees 12' West a distance of 120.00 feet; thence South 88 degrees 44' West a distance of 95 feet; thence North 01 degrees 12' West a distance of 123.48 feet to the point of beginning.

A tract of land situated in the NE 1/4 of Section 10, 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 a point on the West line of Summers Lane, said point being North 01 degrees 12' West (this is the bearing of the centerline of Summers Lane as shown on record of survey maps No. 628 and 633, surveyed by W. R. Canton in 1938 and 1946 as recorded in the office of the Klamath County Surveyor) a distance of 326.7 feet and South 88 degrees 44' West a distance of 30.0 feet from the East one-fourth corner of said Section 10; thence North 01 degrees 12' West along the West line of Summers Lane a distance of 20.0 feet to the Southeast corner of that tract of land described in Deed Volume 205 at Page 403, Klamath County Deed Records; thence South 88 degrees 44' West to the West line of the USGS F-7 Lateral; thence Southerly along the West line of said lateral to a point that is South 88 degrees 44' West from the point of beginning; thence North 88 degrees 44' East to the point of beginning.

CODE 41 MAP 3909-10AD TL 1700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of Jan. A.D., 19 90 at 3:01 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 1770
By Evelyn Biehn County Clerk
Pauline Mullendore

FEE \$33.00