

#01034795  
WARRANTY DEEDAFTER RECORDING RETURN TO:  
STEPHEN BISPO3325 Homedale  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJAMES R. CASEBEER and SARA ELLEN CASEBEER, husband and wife  
hereinafter called GRANTOR(S), convey(s) to STEPHEN BISPO  
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) Conditions and  
restrictions as shown on the recorded plat of Subdivision of  
Tracts 2B and 3, Homedale. 2) Rules, regulations and statutory  
powers of Enterprise Irrigation District and South Suburban  
Sanitary District. 3) Easement, including the terms and  
provisions thereof, recorded June 23, 1930, in Book 91, page  
410. 4) Conditions and restrictions in Deed recorded October 28,  
1936 in Book 107, page 381.,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  
\$15,000.00.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 30th day of January, 1990.James R. Casebeer  
JAMES R. CASEBEERSara Ellen Casebeer  
SARA ELLEN CASEBEER

STATE OF OREGON, County of Klamath)ss.

January 31, 1990.

Personally appeared the above named JAMES R. CASEBEER and SARA  
ELLEN CASEBEER and acknowledged the foregoing instrument to be  
their voluntary act and deed.Before me, Darlene P. Addington  
Notary Public for Oregon

My Commission Expires: March 22, 1993.

90 FEB 1 AM 11 12

## EXHIBIT "A"

A tract of land situated in Lot 8, Block 2 of SUBDIVISION OF TRACTS 28 and 3, HOMEDALE, in the NE 1/4 NE 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 a point on the Northerly line of said Lot 8 from which the Southeasterly corner bears South 55 degrees 04' 30" East 317.83 feet; thence South 89 degrees 48' 06" West 69.57 feet; thence South 82 degrees 05' 19" West 34.49 feet to the West line of said Lot 8; thence North 00 degrees 20' 00" East 77.10 feet to the Northwestern corner of said Lot 8; thence South 55 degrees 04' 30" East 125.96 feet, with bearings based on recorded Survey No. 1303.

CODE 41 MAP 3909-11AA TL 8000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day  
of Feb. A.D., 19 90 at 11:12 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 2278.

Evelyn Biehn, County Clerk  
By Caroline Mueselore

FEE \$33.00