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#04634788

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. mgd Page 2496

HARRY E. AINE and KIM LEE AINE, husband and wife
convey(s) to NORMAN DAVID NEWLAND and KATHY ANN NEWLAND, husband and wife
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. N.D.N. KAN

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 \$ 189,000.00. 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 2nd day of February, 1990.

Harry E. Aine

Kim Lee Aine

STATE OF OREGON, County of Forest ss.

February 2, 1990

Personally appeared the above named Harry E. Aine + Kim Lee Aine and acknowledged the foregoing instrument to be voluntary act and deed.

Before me

Davidson Virginia Dent

Notary Public for Forest County

My Commission Expires: My commission expires 8-17-91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Norman D. Newland
8400 Sheldon Road
Elk Grove, CA 95624
NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

90 FEB 6 AM 11 14

EXHIBIT "A"

PARCEL 1:

A parcel of land situated in the W 1/2 NW 1/4 of Section 36, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the NW 1/4 of said Section 36; thence South 89 degrees 53' 07" East along the South line of said NW 1/4 1328.28 feet to the Southeast corner of the W 1/2 NW 1/4 of said Section 36; thence North 00 degrees 00' 33" East along the East line of said W 1/2 NW 1/4 608.31 feet to a point where a fence line intersects from the Northwest; thence Northwesterly along said fence line the following bearings and distances: North 84 degrees 33' 04" West, 151.14 feet; North 32 degrees 10' 32" West, 466.48 feet; South 86 degrees 44' 52" West, 101.88 feet; North 60 degrees 24' 37" West, 187.47 feet; North 51 degrees 33' 56" West, 58.38 feet; North 88 degrees 40' 36" West, 291.86 feet; South 89 degrees 38' 32" West, 326.26 feet to a point on the West line of said Section 36; thence South 00 degrees 03' 00" West along said section line 1142.62 feet to the point of beginning.

EXCEPTING THEREFROM that parcel conveyed to United States of America by Deed recorded July 8, 1924 in Book 64 at Page 299, Deed Records.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

A parcel of land situated in the NW 1/4 of Section 36, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of the W 1/2 NW 1/4 of said Section 36 at a point where said East line intersects the Southerly right of way line of the U.S.B.R. North Canal; thence South 00 degrees 00' 33" West, 328.44 feet along said East line to a point where a fence intersects from the Northwest; thence leaving said East line and running Northwesterly along said fence the following bearings and distances: North 84 degrees 33' 04" West, 151.14 feet; North 32 degrees 10' 32" West, 466.48 feet; South 86 degrees 44' 52" West, 101.88 feet; North 60 degrees 24' 37" West, 187.47 feet; North 51 degrees 33' 56" West, 58.38 feet; North 88 degrees 40' 36" West, 291.86 feet; thence leaving said fence North 00 degrees 29' 37" East, 134.22 feet to a 1/2 inch iron pin; thence South 68 degrees 11' 17" East, 50.23 feet to a 1/2 inch iron pin; thence North 53 degrees 19' 03" East 218.51 feet to a 1/2 inch iron pin on the Southerly right of way line of the U.S.B.R. North Canal, said point being hereinafter referred to as "Point A"; thence Southeasterly along said canal right of way line to the point of beginning.

EXCEPTING THEREFROM that parcel conveyed to United States of America by Deed recorded July 8, 1924 in Book 64 at Page 299, Deed Records.

TOGETHER WITH an appurtenant easement recorded December 17, 1976 in Book M-76 at Page 20208.

CODE 56 MAP 3912-36BO TL 500

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 Langell Valley Irrigation District.
4. Reservations and recitals, including the terms and provisions thereof, as set out in that certain deed from the State of Oregon to W. D. Campbell, dated March 30, 1938, recorded April 6, 1938 in Book 115 at Page 71, Deed Records of Klamath County, Oregon.

continued ...

EXHIBIT "A" CONTINUED

5. Easement, including the terms and provisions thereof:

Granted to : The California Oregon Power Company
 Recorded : September 29, 1948
 Book : 225
 Page : 299

6. Easement, including the terms and provisions thereof:

For : A perpetual and non-exclusive easement for
 ingress and egress over and upon the roadway
 now existing

Granted to : Quentin D. Steele and Donna L. Steele
 Recorded : August 30, 1973
 Book : M-73
 Page : 11724

7. Easement, including the terms and provisions thereof:

For : Ingress and egress

Recorded : July 12, 1976

Book : M-76

Page : 10481

Fee NO. : 16149

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of Feb. A.D., 19 90 at 11:14 o'clock A.M., and duly recorded in Vol. M90
 of Deeds on Page 2496

FEE \$43.00

Evelyn Biehn County Clerk

By Pauline Muelenders