

#01034581
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Donald E. Struble
3333 Homedale Road
Klamath Falls, OR 97603

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

JAMES R. CASEBEER and SARA ELLEN CASEBEER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DONALD E. STRUBLE
and ANITA J. STRUBLE, husband and wife, 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." *del*

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 19,
1932 in Book 105, page 292. 5) 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
\$41,816.13.

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 5th day of February, 1990.

James R. Casebeer
JAMES R. CASEBEER

Sara Ellen Casebeer
SARA ELLEN CASEBEER

STATE OF OREGON, County of Klamath)ss.

February 5, 1990.

Personally appeared the above named JAMES R. CASEBEER and SARA
ELLEN CASEBEER acknowledged the foregoing instrument to be their
voluntary act and deed.

Before Me, *Marlene P. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993

'90 FEB 5 AM 11 14

EXHIBIT "A"

A tract of land situated in Lot 8 and Lot 9, 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 the Northeasterly corner of said Lot 8; thence South 00 degrees 00' 09" East 154.90 feet to the Southeasterly corner of said Lot 8; thence North 50 degrees 57' 37" West, along the line common to said Lots 8 and 9, 416.05 feet; thence North 76 degrees 34' 13" West 42.68 feet to the West line of said Lot 9; thence North 00 degrees 20' 00" East, along the West line of said Lots 8 and 9, 59.90 feet more or less to a point from which the Northwesterly corner of said Lot 8 bears North 00 degrees 20' 00" East 77.10 feet; thence North 82 degrees 05' 19" East 34.49 feet; thence North 89 degrees 48' 06" East 69.57 feet to a point on the Northerly line of said Lot 8; thence South 55 degrees 04' 30" East 317.83 feet to the point of beginning, and 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 6th day
of Feb. A.D., 19 90 at 11:14 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 2505.

Evelyn Biehn - County Clerk

FEE \$33.00

By

Gauline Mueller