

#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 FEETITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES." *See A*

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: Wadeleene L. Adlington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993

## EXHIBIT "A"

A tract of land situated in Lot 8 and Lot 9, Block 2 of SUBDIVISION OF TRACTS 2B 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. 1990 at 11:14 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 2505.  
By Evelyn Biehn County Clerk  
Dawnie Mullendore  
FEE \$33.00