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#01634568

Vol. m90 Page 2626

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

WILLIAM WALTER PETERSON, also known as WILLIAM W. PETERSON and
 BARBARA F. PETERSON, husband and wife, hereinafter called grantor,
 convey(s) to MARIA MASLOFF
 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 DEPART-
 MENT 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 PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 30,000.00. *However, the actual con-
 sideration 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.

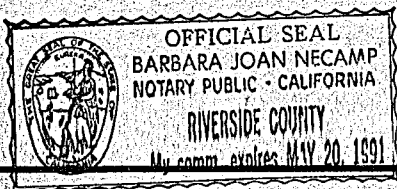
IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of February,
 19 90.

William Walter Peterson
Barbara F. Peterson

California
 STATE OF ~~OREGON~~, County of Riverside ss.

*February 5th, 19 90.

Personally appeared the above named William Walter Peterson, also known as
William W. Peterson and Barbara F. Peterson***** and acknowledged the foregoing
 instrument to be they voluntary act and deed.



Before me:

Barbara Joan Necamp
 Notary Public for State of California
 My Commission Expires: May 20th 1991

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maria Masloff
3201 Falcon Ridge Road
Diamond Bar, CA 91765

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

EXHIBIT "A"

A tract of land situated in the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 24, Township 31 South, Range 7 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 West line of the E $\frac{1}{2}$ W $\frac{1}{2}$ of said Section 24, said point marked by a 5/8 inch iron pin being South 00° 07' 04" West 659.04 feet from the C-W 1/16 corner of said Section 24; thence South 00° 07' 04" West along said West line, 671.12 feet to a 5/8 inch iron pin on the Northerly right of way line of Klamath County Road No. 3092 (Easement No. F 2992); thence South 81° 56' 23" East, along said Northerly right of way line, 460.50 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway No. 97 (Dalles-California Highway); thence North 02° 22' 40" East along said Westerly right of way line, 738.73 feet to a 5/8 inch iron pin; thence South 89° 42' 56" West 485.22 feet to the point of beginning, with bearings based on Survey No. 1706, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO a 60-foot, ingress and egress easement to property lying Northerly of said parcel, with a 30 foot power line easement being within said 60 foot easement, said easements lying adjacent to and parallel with the Westerly line of the E $\frac{1}{2}$ W $\frac{1}{2}$ of said Section 24; ALSO being subject to any other easements or rights of way of record or apparent.

SUBJECT TO:

1. Rules and regulations of Fire Patrol District.
2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.ORS.
4. Reservations contained in Land Status Report recorded August 4, 1971 in Book M-71 at Page 8231.
5. Easement for right of way recorded January 24, 1958 in Book 300 at Page 286.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Feb. A.D. 19 90 at 4:16 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 2626.

FEE \$33.00

Evelyn Biehn County Clerk

By Debbie M. Anderson