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#01034568

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# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

WILLIAM WALTER PETERSON, also known as WILLIAM W. PETERSON and  
BARBARA F. PETERSON, husband and wife  
convey(s) to MARIA MASLOFF, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

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.

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 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.

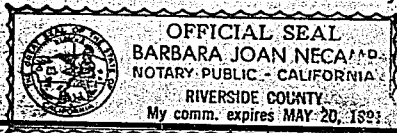
IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of February, 19 90.

x William Walter Peterson  
x Barbara F. Peterson

California

STATE OF ~~OREGON~~ CALIFORNIA, 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 Nece  
Notary Public for State of California  
My Commission Expires: May 20th, 1991

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maria Masloff  
3201 Falcon Ridge Rd.  
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

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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

91 4 PM 4 16  
90 FEB 7 PM 4 16

## 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 5/8 inch iron pin marking the C-W 1/16 corner of said Section 24; thence North 00° 03' 23" East, along the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$  of said Section 24, 1495.37 feet to the centerline of Sand Creek; thence Easterly, along said centerline of Sand Creek, to the Westerly right of way line of State Highway No. 97 (Dalles-California Highway); thence South 02° 22' 40" West, along said Westerly right of way line, 2165.04 feet to a 5/8 inch iron pin; thence South 89° 42' 56" West 485.22 feet to a 5/8 inch iron pin on the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$  of said Section 24; thence North 00° 07' 04" East 659.04 feet to the point of beginning.

SUBJECT to a 30 foot underground power line easement adjacent to and parallel with the West line, and any other easements or rights of way of record or apparent.

TOGETHER WITH a 60 foot ingress and egress easement, the Westerly line of which is more particularly described as follows: Beginning at a point marked by a 5/8 inch iron pin, said point being the Southwest corner of the above described tract of land, which is 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 the West line of the E $\frac{1}{2}$ W $\frac{1}{2}$  of said Section 24, 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. F2992).

## 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 2628

FEE \$33.00

Evelyn Biehn County Clerk

By Shirley M. Nield