



11986

ATC#05034018
WARRANTY DEEDVol. mgd Page 4092

AFTER RECORDING RETURN TO:
TONY M. NUNES
Rt. 2 Box 787
Klamath Falls, Or. 97601

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

BEN SNOWGOOSE hereinafter called GRANTOR(S), convey(s) to TONY
M. NUNES hereinafter called GRANTEE(S), 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

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Right, title or
interest of the public, including governmental bodies in and to
that portion of said premises lying below the ordinary high
water line of Klamath River and public rights of fishing and
recreation in and to the shoreline of said river. 2) Waiver of
riparian rights and release of damages, as disclosed by an
instrument recorded September 16, 1905 in Book 18 at Page 371,
Deed Records of Klamath County, Oregon. 3) Easement, including
the terms and provisions thereof granted to California Oregon
Power Company recorded August 10, 1933 in Book 101 at Page 331.
4) Easement, including the terms and provisions thereof granted
to Eddie Wilcher & Hazel L. Wilcher recorded March 22, 1983 in
Book M-83 at Page 4375. 5) Order #90-077 in the matter of
Appeal of Minor Partition 41-89 for Tony Nunes recorded December
27, 1989 in Book M-89 at Page 24917.

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
\$1,500.00.

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 22nd day of February 1990.

Ben L. Snowgoose
BEN SNOWGOOSE

STATE OF OREGON, County of Coos) ss.

DATE 3/1/90

Personally appeared the above named BEN SNOWGOOSE and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, Susan C. Hamilton
Notary Public for Oregon
My Commission Expires: 2-6-92

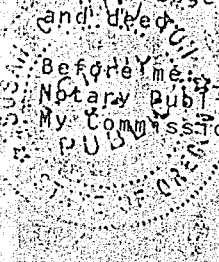


EXHIBIT "A"

A parcel of land in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which marks the Southeasterly corner of Block 35 of Tract 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES; thence South 45 degrees 05' 10" East 123.33 feet to the most Northerly corner of parcel of land described in Book M-85 at Page 20500, Deed Records; thence South 58 degrees 15' 00" West along the Northwestern boundary of said parcel a distance of 206.5 feet; thence South 45 degrees 05' 10" East a distance of 21.78 feet to a point; thence South 58 degrees 15' 00" West 277.46 feet to a point on the Easterly right of way line of the Keno-Worden road; thence along said right of way line North 31 degrees 33' 00" West 81.2 feet, more or less, to the most Southerly corner of Lot 26, Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES; thence leaving said right of way North 58 degrees 15' 00" East 299.87 feet; thence North 31 degrees 33' 00" West 60 feet; thence North 58 degrees 15' 00" East 150.13 feet to the point of beginning.

CODE 21 MAP 4008-600 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of March A.D., 19 90 at 10:37 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 4092, day

FEE \$33.00

Evelyn Biehn
By Pauline Mulendera County Clerk