

12522

Vol. m90 Page 5057



Aspen
TITLE & ESCROW, INC.

ATCH 05034767
WARRANTY DEED

AFTER RECORDING RETURN TO:
PHILIP S. MACARTHUR
BETTY A. MACARTHUR

12035 Mallory Dr.
Klamath Falls, Or. 97603

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

WANDA H. SMITH hereinafter called GRANTOR(S), convey(s) to
PHILIP S. MACARTHUR AND BETTY A. MACARTHUR, Husband and Wife
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
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Subject to 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) This
property lies within and is subject to the levies and
assessments of the Pine Grove Highlands Road District and
Mallory Water District. 4) Easement, including the terms and
provisions thereof for right of way and granted to Pacific
Telephone and Telegraph and recorded August 1, 1964 in Book 149
at Page 41. 5) Easement, including the terms and provisions
thereof granted to Pacific Power and Light and recorded August
3, 1960 in Book 323 at Page 202 and further recorded May 22,
1963 in Book 345 at Page 422. 6) Conditions and Restrictions
in Deed recorded July 15, 1971 in Book M-71 at Page 7433

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
\$53,000.00.

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 8th day of March 1990.

Wanda H. Smith
WANDA H. SMITH

STATE OF OREGON, County of Klamath)ss.

March 12, 1990

Personally appeared the above named WANDA H. SMITH and
acknowledged the foregoing instrument to be her voluntary act

Before me: Philip A. Cline
Notary Public for Oregon
My Commission Expires: March 4, 1990

'90 MAR 19 PM 3 50

A portion of SE 1/4 NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, commencing at the East quarter corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 00 degrees 08' 00" East along the East line of said Section 9, 668.25 feet; thence leaving the East line of said Section 9 North 89 degrees 58' 00" West 268.71 feet to the point of beginning of this description; thence continuing North 89 degrees 58' 00" West 208.29 feet; thence South 00 degrees 08' 00" West 210 feet; thence South 89 degrees 52' 00" East 203.29 feet; thence North 00 degrees 08' 00" East 210.36 feet to the point of beginning.

CODE 222 MAP 3910-9AD TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of March A.D., 19 90 at 3:50 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 5057.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muller