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Vol. m90 Page\_ 5854

TITLE & ESCROW, INC. RANTY DEED (INDIVIDUAL) 14/0 11

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convey(s) to	MICHAEL	G. ESQUEDA			all that real proper	
			f Oregon, de		all that real proper	ty situated in th
County of	Klamath	, State o	r Uregon, de	Schoed as.		
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					APPLICABLE LAND USE LAWS	AND REGULATIONS. BEF
SIGNING OR ACCEPTIN	IG THIS INSTRUMENT,	THE PERSON ACQUIRING FEE	TITLE TO THE PROPE	RTY SHOULD CHECK	APPLICABLE LAND USE LAWS A WITH THE APPROPRIATE CITY OR	COUNTY PLANNING DEP
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THIS INSTRUI	MENT DOES N	IOT GUARANTEE T			SE MAY BE MADE O APPROPRIATE CITY (	OR COUNTY PLA
DESCRIBED IN	THIS INSTRU	IMENT. A BUYER SH RIFY APPROVED L	ISES			
and covenant	(s) that grante	or is the owner of	the above d	escribed prop	perty free of all enc	umbrances exce
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and will warra	nt and defend f	the same against ai	r persons who	Jillay lawiuliy	ciain the same, ever	<b>F</b> • • • • • • • • • • • • • • • • • • •
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A portion of Lot 51, Block H, HOMECREST, in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klanath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Northwest corner of Lot 51, HOMECREST SUBDIVISION in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian and running thence North 39 degrees 49' East along the North line of Lot 51, HOMECREST, a distance of 60 feet to an iron pin; thence South 0 degrees 11' East a distance of 120 feet to an iron pin; thence South 89 degrees 49' West a distance of 60 feet to an iron pin on the West line of Lot 51; thence North 0 degrees 11' West along the West line of Lot 51, a distance of 120 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-3AB TL 5600

SUBJECT TO: 1. Conditions, Restrictions as shown on the recorded plat of Homecrest. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klanath Irrigation District. 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance NO. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207. 4. Conditions and Restrictions in Deed: Recorded : July 5, 1956 Book : 284 Page : 176 As follows : "...reserving an easement for a pipe line with right of ingress and egress to lay, maintain and repair said pipe line over the West 5 feet of the North 120 feet of Lot 51 of

Homecrest."

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at reque	est ofA <u>spen_Title_Co.</u> A.D., 19at3:44	o'clock <u>P</u> M., and duly recorded in Vol. <u>M90</u> ,
	of Deeds	Evelyn Biehn , County Clerk By Qauline Mullengline
FEE \$33.00		By Sectore sectore