

14265

Aspen Title #01035053  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
CINDY L. SOUTHERLAND  
13029 Water Street  
San Jose, CA. 95111

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

PETER J. BERNHARDT and ELIZABETH BERNHARDT, husband and wife  
hereinafter called GRANTOR(S), convey(s) to CINDY L. SOUTHERLAND  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 2) Subject to  
rules and regulations of Fire Patrol District. 3) Easement,  
including the terms and provisions thereof, recorded October 1,  
1980 in Book M-80, page 18970.,

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  
\$50,000.00.

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 13th day of April, 1990.

*Peter Bernhardt*  
PETER J. BERNHARDT

*Elizabeth Bernhardt*  
ELIZABETH BERNHARDT

STATE OF OREGON, County of Klamath)ss.

*May 1*  
1990.

Personally appeared the above named PETER J. BERNHARDT and  
ELIZABETH BERNHARDT and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me, *Barlene P. Addington*  
Notary Public for Oregon

My Commission Expires: March 22, 1993.

90 MAY 1 AM 11 25

## EXHIBIT "A"

A portion of the NW 1/4 SW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence South 00 degrees 41' 19" West 658.21 feet to a 5/8" iron pin and the true point of beginning; thence continuing South 00 degrees 41' 19" West 658.22 feet to a 5/8" iron pin; thence North 89 degrees 37' 41" East 1363.08 feet to a 5/8" iron pin; thence North 00 degrees 04' 44" West 658.36 feet to a point; thence South 89 degrees 37' 04" West 1354.26 feet to the true point of beginning, with bearings based on Survey #2401.

CODE 92 MAP 3715-700 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day  
of May A.D., 19 90 at 11:25 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 8147.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mueland