

14359



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page - 8337

GLENN R. WHITE and SANDRA K. WHITE, husband and wife
convey(s) to GRANT J. PINE and SANDRA PINE, husband and wife
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."

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 \$ 81,200.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} 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 END day of MAY, 19 90.

Glenn R. White
Sandra K. White

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named GLENN R. & SANDRA K. WHITE and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

David Chandler
Notary Public for OREGON
My Commission Expires 7-6-90

Glenn R. & Sandra K. White
2562 Carleton Way NE
Salem OR 97303
GRANTOR'S NAME AND ADDRESS

Grant J. & Sandra H. Pine
8350 Hill Rd
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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

SPACE RESERVED
FOR
RECORDER'S USE

90 MAY 3 AM 9 03

EXHIBIT "A"

A tract of land situated in the NE 1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW 1/4 NE 1/4 of said Section 28; thence South 89 degrees 54' 41" East 10.70 feet; thence South 00 degrees 19' 32" West 1537.06 feet; thence West 882.06 feet to a point marking the true point of beginning of this description; thence South 320.00 feet, more or less; thence West on a line passing over the center of a well, 280.31 feet; thence North 21 degrees 52' 50" West 175.57 feet; thence North 01 degree 58' 00" East 157.18 feet; thence East 340.34 feet to the true point of beginning.

CODE 164 MAP 3910-2800 TL 1300

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

3. Easement, including the terms and provisions thereof:

Between : Harold Dehlinger and Son
And : Klamath Irrigation District
Recorded : August 21, 1972
Book : M-72
Page : 9352

4. Agreement, including the terms and provisions thereof:
Regarding : Water well, operation and maintenance and easements

Recorded : September 26, 1972
Book : M-72
Page : 10892

5. Agreement, including the terms and provisions thereof:
Regarding : Road Maintenance Agreement

Recorded : December 27, 1979
Book : M-79
Page : 29698
Fee NO.: : 78699

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of May A.D., 19 90 at 9:03 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 8337.

FEE \$33.00

Evelyn Biehn - County Clerk

By

Pauline Mulvender