



#01635087
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. James M. Limbean
12100 Mt. Anderson
Reno. NV. 89506

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

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, hereinafter called GRANTOR(S), convey(s) to JAMES MICHAEL LIMBEAN and VERA FAYE LIMBEAN, husband and wife, 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. Limited access to State Highway No. 97. 3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property may be subject to additional taxes or penalties and interest. 4. Notice of Location of Placer Claim recorded March 9, 1977 in Book M-77, page 4008. Mining Claims. 5. Conditions and Restrictions in Deed recorded September 29, 1978 in Book M-78, page 21758. 6. Easement, including the terms and provisions thereof, recorded January 8, 1985 in Book M-85, page 299. 7. Order before the Hearings Officer in the Matter of CUP 74-89, recorded January 29, 1990, in Book M-90, page 1942. 8. Mineral Rights as disclosed by Tax Office. Tax Office No. 34-7-21-#703MI.,

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 \$12,500.00.

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 26th day of April, 1990.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of Klamath)ss.

May 9, 1990.

Personally appeared the above named GEORGE A. PONDELLA, JR. and DONALD E. BAILEY and acknowledged the foregoing instrument to be their voluntary act and deed.

Barlene L. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

15 MAY 11 AM '90

EXHIBIT "A"

The NE 1/4 SE 1/4 and the N 1/2 S 1/2 SE 1/4 Section 21, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the right of way of the Dalles-California Highway, and North of Rainbow Park Drive.

SAVING AND EXCEPTING THEREFROM the E 1/2 SE 1/4 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; said strip of land being 66 feet in width and being 33 feet each side of, measured at right angles to, the following described centerline:

Beginning at a point on the East line of said Section 21; said point being South 00 degrees 26' 40" West a distance of 1318.93 feet from the East one-fourth corner of said Section 21; thence West a distance of 436.01 feet, more or less, to the Easterly right of way line of The Dalles-California Highway (State Highway #97).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of May A.D., 19 90 at 11:51 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 9014.

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Mullins