



Klamath County Title # K-42306
WARRANTY DEED
#01035166

AFTER RECORDING RETURN TO:
Mr. and Mrs. Elmer Compas
3443 E. Pate Street
Brea, CA. 92621

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

ERNEST L. ROLEY, hereinafter called GRANTOR(S), convey(s) to
ELMER T. COMPAS and BONNIE ELLEN COMPAS, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

N 1/2 SE 1/4 NW 1/4 SW 1/4 of Section 21, Township 40 South,
Range 8 East of the Willamette Meridian, Klamath County, Oregon,
EXCEPTING THEREFROM that portion conveyed to Klamath County for
public road purposes in Deed Volume M73, page 16166, Deed
records of Klamath County, Oregon.

"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.) Dedication for
roadway executed by Dulsy Stiffler to Klamath County, across
Sections 20 and 21, Township 40 South, Range 8 E.W.M., recorded
August 9, 1916, in Volume 46 page 57, Deed records of Klamath
County, Oregon. 2.) Right of Way for pole line, including the
terms and provisions thereof, executed by George I. Ager, et ux
to the Pacific Telephone and Telegraph Company, across NW1/4
SW1/4 of Sec. 21, T. 40 S., R. 8 E.W.M., dated August 6, 1937,
recorded December 15, 1937, in Volume 113 page 373, Deed records
of Klamath County, Oregon. 3.) Right of Way for pole line,
including the terms and provisions thereof, executed by Klamath
County to The Pacific Telephone and Telegraph Company, across
NW1/4 SW1/4 of Sec. 31, Twp. 40 S., R. 8 E.W.M., dated September
22, 1937, recorded December 15, 1937, in Volume 113 page 373,
Deed records of Klamath County, Oregon.

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
\$16,000.00.

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 30th day of May 1990.

Ernest L. Roley
ERNEST L. ROLEY

STATE OF OREGON, County of CLACKAMAS COUNTY>>ss.

June 5, 1990

Personally appeared the above named ERNEST L. ROLEY and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 6/18/93

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11084-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of June A.D., 19 90 at 9:56 o'clock AM. and duly recorded in Vol. M90
of Deeds on Page 11084
Evelyn Biehn County Clerk
By Pauline Mulender

FEE \$33.00