

15370

Vol. mgd Page 11239

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

THOMAS A. CRISPIN and JO EVELYN EGGER, husband and wife
convey(s) to JENTRY L. NIX, JR. and JANIS L. NIX, 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 \$ 135,000.00. 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 7th day of JUNE, 19 90.

NOTARY
PUBLIC

STATE OF OREGON, County of Washington)ss.

Personally appeared the above named

Thomas A. Crispin and Jo Evelyn Egger and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Theresa D. Mayes
Notary Public for Washington, Oregon
My Commission Expires: 8-2-93

Thomas A. Crispin and

Jo Evelyn Egger

c/o KFF

GRANTOR'S NAME AND ADDRESS

Jentry L. Nix Jr. & Janis L. Nix

11053 Miracle Drive

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

81 JUN 11 PM 4 18 '90



EXHIBIT "A"

A tract of land situated in the SE1/4 NW1/4 of Section 9, 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 point which is North 00 degrees 06 minutes 00 seconds East 491.28 feet and South 89 degrees 08 minutes 00 seconds East (South 89 degrees 18 minutes East by Deed Volume M-76 at page 4147, as recorded in Klamath County Deed Records) 220.00 feet from the CW 1/16 corner (Southwest corner of said SE1/4 NW1/4) of said Section 9; thence North 00 degrees 52 minutes 00 seconds East 200.95 feet; thence South 89 degrees 13 minutes 00 seconds East 242.79 feet to a curve to the left (radius point bears South 58 degrees 00 minutes 38 seconds East 230.00 feet); thence along the arc of said curve (central angle is 31 degrees 07 minutes 22 seconds) 122.22 feet; thence South 00 degrees 52 minutes 00 seconds West 85.00 feet; thence North 89 degrees 08 minutes 00 seconds West 210.40 feet to the point of beginning.

Tax Acct. No.: 162 - 3910-0BD-1900 Key No.: 593833

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Miracle Manor.

3. Easement, including the terms and provisions thereof:

For : Pole line over the SE1/4 NW1/4
 Granted to : Pacific Telephone and Telegraph Co.
 Recorded : August 1, 1942
 Book : 149
 Page : 42

4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : August 7, 1978
 Book : M-78
 Page : 17190

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
 of June A.D., 19 90 at 4:18 o'clock PM., and duly recorded in Vol. M90
 of Deeds on Page 11239

Evelyn Biehn County Clerk
 By Pauline M. Mendenhall

FEE \$33.00