



16408

Vol. m90 Page 1196001035265
WARRANTY DEEDAFTER RECORDING RETURN TO:
FREDERICK C. RAWSON
JENNIFER H. RAWSON21771 Evans Rd.
Malin, OR 97632UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEALLISON B. KUEHL who acquired title as ALLISON B. BROIDA
hereinafter called GRANTOR(S), convey(s) to FREDERICK C. RAWSON
AND JENNIFER M. RAWSON, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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) 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. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Malin
Irrigation and Shasta View Irrigation Districts. 4) Easement,
including the terms and provisions thereof: For: Canal and
ditches; Granted to: United States of America; recorded on
November 17, 1906 in book 21 at page 511 affecting the S 1/2 NW
1/4 and SW 1/4. 5) Easement, including the terms and provisions
thereof: For: Easement and right of way; Granted to the Malin
Irrigation District and recorded on March 9, 1926 in Book 69 at
page 352 affects: S 1/2 NW 1/4, NW 1/4, SW 1/4. 6) Reservations
made by The Klamath Lake Land and Livestock Company as grantor
in deed dated July 28, 1937, recorded August 2, 1937 in Book 111
at page 113, Deed Records of Klamath County, Oregon. (SE 1/4
NW 1/4) 7) Easement, including the terms and provisions
thereof: Granted to: The Pacific Telephone and Telegraph
Company, recorded on August 1, 1942 in Book 149 at page 63,
Affects NE 1/4. 8) Easement including the terms and provisions
thereof: For: Right of way, Granted to: The California Oregon
Power Company, a California Corporation recorded on February
17, 1947 in Book 202 at page 295 affects: SE 1/4 NW 1/4 Sec.
12. 9) Easement, including the terms and provisions thereof:
For: Right of way; Granted to: The California Oregon Power
Company, a California Corporation, recorded on February 17, 1947
in Book 202 at page 297 affects: SE 1/4 NW 1/4. 10)
Easement, including the terms and provisions thereof: Granted
to: California Oregon Power Company; Recorded on February 17,
1947 in Book 202 at page 299, affects: SW 1/4 NE 1/4. 11)
Easement including the terms and provisions thereof: Granted
to: California Oregon Power Company recorded on February 19,
1957 in Book 290 at page 3. Affects SE 1/4 NW 1/4. 12)
Easement, including the terms and provisions thereof: For: 30
foot wide strip across a portion of the East boundary line of
property for ingress and egress; granted to R. H. & L. Loveness
Lumber Co. recorded on April 20, 1979 at page 8814.

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
Continued on next page

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\$62,000.00.

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 11th day of June, 1990.

X Allison B. Kuehl
ALLISON B. KUEHL FKA ALLISON B. BROIDA.

STATE OF OREGON, County of Baker ss.

June 15, 1990

Personally appeared the above named ALLISON B. KUEHL FKA ALLISON B. BROIDA and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: James H. Dwyer
Notary Public for OREGON

My Commission Expires: 8-20-95

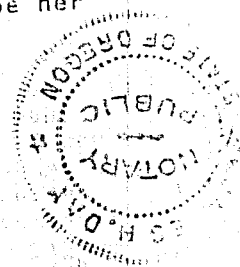


EXHIBIT "A"

PARCEL 1:

That portion of SE 1/4 NW 1/4 lying Northeasterly of the County Road in Section 12, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 12, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the said SW 1/4 of the NE 1/4 of Section 12; thence from said point of beginning South 89 degrees 50' 18" East along the North line of the said SW 1/4 of the NE 1/4 30.00 feet; thence South 00 degrees 22' 18" East parallel to and 30.00 feet Easterly at right angles to the West line of the said SW 1/4 of the NE 1/4 521.19 feet; thence South 89 degrees 54' 18" West 30.00 feet to a point on the West line of the said SW 1/4 of the NE 1/4; thence North 00 degrees 22' 18" West along the West line of the said SW 1/4 of the NE 1/4 521.32 feet to the point of beginning.

CODE 16 MAP 4112-1200 TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of June A.D., 1990 at 4:42 o'clock P.M., and duly recorded in Vol. 490
of Deeds on Page 11960.

FEE \$33.00

Evelyn Biehn, County Clerk
By Pauline Muckendare