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SE 1/4

Vol. M90 Page 15131



**Aspen**  
TITLE & ESCROW, INC.

# 02035490

WARRANTY DEED

AFTER RECORDING RETURN TO:  
JAMES EARL MAJORS

5101 Stockton Blvd #47  
Sacramento, CA 95820

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

KATHERINE DAY hereinafter called GRANTOR(S), convey(s) to JAMES  
EARL MAJORS hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

The N1/2 NE1/4 SE1/4 SW1/4 Section 36 and the S1/2 SE1/4 NE1/4  
SW1/4 Section 36, All in Township 35 South, Range 12 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 2512-3600 TL 100

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) 1990-91 taxes, a  
lien not yet payable. 2) Rights of the public in and to any  
portion of the herein described premises lying within the  
boundaries of roads or highways. 3) Recitals, including the  
terms and provisions thereof, as set forth in deed from the  
United States of America to Ethel Delorme, et al., recorded July  
11, 1959 in book 313 at Page 279, Deed Records of Klamath  
County, Oregon. 4) Subject to a non-exclusive easement across  
the Easterly 30 feet as disclosed by instrument dated January  
27, 1975, recorded September 9, 1976 in Book M-76 at page 14154,  
Microfilm Records. 5) Easement, as disclosed by Warranty Deed:  
Recorded on October 23, 1986 in Book M-86 at page 19327. 6)  
Easement, including the terms and provisions thereof; For:  
Electric transmission and distribution line; Granted to:  
Pacific Power & Light Company, a corporation, recorded on  
January 12, 1987 in Book M-87 at page 510.

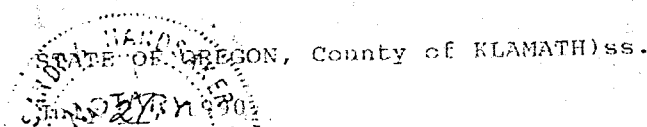
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$26,500.00.

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 25th day of July, 1990.

Katherine Day  
KATHERINE DAY



Before me, Sandra Handsaker  
Notary Public for OREGON  
My Commission Expires: 7-23-93

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Aspen Title Co.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day  
of July A.D., 19 90 at 11:00 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 15131.

Evelyn Biehn - County Clerk

FEE \$33.00

By Pauline Millender