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ASPEN 02035478 WARRANTY DEED

AFTER RECORDING RETURN TO: RICHARD R. HOLBERT VENNIECA A. HOLBERT P.O. Box 778/ Jamath Jalle, OK Jamath Jalle, OK

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

LOIS J. FISHER hereinafter called GRANTOR(S), convey(s) to RICHARD R. HOLBERT AND VENNIECA A. HOLBERT, 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 RRH. 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 (IBH APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1990-1991 taxes, a lien not yet payable 2) Conditions, restrictions as shown on the recorded plat of Nimrod River Park. 3) This property lies within and is subject to the levies and assessments of the Nimrod Park Road District. 4) This property lies within and is subject to the levies and assessments of the Nimrod Park Sanitary District. 5) Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Sprague River and public, rights; of fishing and recreation in and to the shoreline of said river. (6) (All matters arising from any shifting in the course of Sprague River, including but not limited to accretion, reliction and avulsion. 7) Reservations as set forth in the deed from Lewis Wallace Hutchinson, a single man, to Oliver C. Kinney, dated November 5, 1957, recorded November 27, 1961, in Book 334 at page 78, Deed Records, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highway, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved; in trust to the grantor, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720). 8) Modification and Amendment to Subdivision Plat Dedication, recorded September 20, 1967 in Book M-67 at page 7356. 9) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded on October 18. 1968 in book M-68 at page 9370.

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 \$3,500.00 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 19th day of July 1990.

× Jois LOIS J. FISHER

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STATE OF Oklahomor County of Brype )ss. July <u>25</u>, 1990

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Lontinued on next page 761 A 55 , 1990 WARRANTY DEED, COUNTY of Dates 152PAGE 2 1.11000 Personally appeared the above named LOIS J. FISHER and . acknowledged the foregoing instrument to be his voluntary act so interval acknowledged the foregoing instrument to be his voluntary act so Fols of MIS FLON . Before me: All Notary Public for Brijan 1. Oklahoma Udate Conno My Commission Expires: The true and actual consideration tor this transfer is a the vill surrent and cofund the sum pyanest slippersons whe say coler, rejog on up patienal origin copearing of foreit. on Brioser (d. 2760 in book Meed al page 9370. いなななな 化する Secto lectors. Sur embiling EXHIBIL: Sector of Saced on the Cat shoe (356. - 91. Declaration of find thous and Supply to the Destrestion inscorped September 20. Wräntor, Durrägent terihe previsions of the Acts of Angers 1995 – Tak State (2001, 3) Nodsfication and Anendman's Lot: 10; NIMROD RIVER PARK, Fins the County of Klamath, State of Oregonial contains of the sides of kay of fereight the filles of TOGETHER WITH Samportion of Blot 927, SNIMROD RIVER BRARK Stin the County of Klamath; State of Oregon; more particularly described as follows: 11 - 1000 4 336 - S. A. Beginning at the Southeast corner of Ebot 10; thence South Olive degrees 54' East across Lot 270 toba point on the Northerly bank of the Sprague River; thence in a Westerly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 10 and the Northerly river bank; thence from said intersection North Oldegrees 54% West to the Southwest connersofysaid Lot 10; thence South 86% degrees 31% East along the Southerly lot line of said hot to the point of beginning. RINKON PARK ROAD DISTRICT, 4) INTROPORTS (1990 - 1994) ÷. MAR: 3611-980 TE 7000 I CONTROL TEATER AND STREET CONT The recorded plate of Mission Steer Barky (3) (1) (1) (1) perspectsy the second of subscriptions (constructs) is isolated by its second of the power of the second second states of the second se HUR CAREBUT(2) THER BERNING OF STREET STREET STREET STATE OF OREGON: COUNTY OF KLAMATH: SS. Filed for record at request of \_\_\_\_ Aspen Title Co. 31st the dav A.D., 19 90 at 3:49 P.M., and duly recorded in Vol. M90 Julv o'clock of of Deeds Evelyn Biehn . County Clerk So \$33.00 FEE By Daulene Mueto ELCAARD R. HOLERRE AND VERMIECA A. HOLERE, HOSSARD ALP ALE BECHARD R. HOLERER AND VERMIECA A. HOLERE, HOSSARD ALP ALE ALE  $\mathbb{C}$ hereination called GRANTORISK. converrete of Eighes: EVAL VELVEEAL RELEASED TO THE FOLLOWING VODRESS NATURAL CONTRACTOR NOTIONING VODRESS ATCH RELUKDOW ALTER MICHARD R HOLACRT DUNHELLA 4. HOLEER DUNHELLA 4. H ASTER RECORDING RETURN TO: TITLE & ESCROW, INC 浅りと名を見したい都立前り

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