



18303

Vol. m90 Page 15264Aspen 02635478
WARRANTY DEED

AFTER RECORDING RETURN TO:

RICHARD R. HOLBERT

VENNIECA A. HOLBERT

P.O. Box 7781Klamath Falls, OR97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELOIS 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

RRH
VBA

"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) 1990-1991 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.

x Lois J. Fisher
LOIS J. FISHER

STATE OF Oklahoma County of Beaver ss.July 25, 1990

Continued on next page

90 JUL 31 PM 3 49

15265

NOTARY PUBLIC
JANUARY 1960
COUNTY OF KANE
ARIZONA

1. The above information was obtained from the records of the [redacted] and is being furnished to you for your information.

[illegible]

Beginning at the Southeast corner of Lot 10; thence South 0 degrees 54' East across Lot 27 to a 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 0 degrees 54' West to the Southwest corner of said Lot 10; thence South 86 degrees 31' East along the Southerly lot line of said lot to the point of beginning.

MAR 3611-980 TEL 7000

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co. the 31st day
of July A.D., 19 90 at 3:49 o'clock P.M., and duly recorded in Vol. M90,
of _____ of _____ Deeds _____ on Page 15264.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mueller

DECLASSIFIED BY 60322 CHW/ELC/STP ON 08-28-2013
 AUTHORITY: 25 USC 552, 552A, 552C
 DATE OF REVIEW: 08-28-2013

2001 VS. VEGAL
DIFFERENCE TO THE BOTTOM VS. VDBB22
ONLY 9.0456 IS RECALCULATED NOT 19%

~~KENNEDY~~ ~~JAMES~~ ~~GAS~~
50-68-3381
JENNIFER V. HODGINS
MICHAEL B. HODGINS
VETERAN RESERVATION BELLEVILLE MO

INTE RECBOM INC

2b00

WYKVALA DEED
HARRY O. STANLEY

TR502

ADP-7 1506 T2893