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BUBRRI	A. CARTER a	nd ELIZABETH A. (CARTER, husband and wife , hereinafter called grantor,
TUDENT		WIETPA and WIDOT	NTA E VIETRA busband and Wile
onvey(s) to	GERALD A.	VIGINA ANU VINGI	all that real property situated in the
ounty of	Klamath	, State of Oreg	on, described as:
ne W 1/2 [the Wi	SW 1/4 SE 1 11amette Mer	1/4 of Section 32 ridian, in the Co	2, Township 40 South, Range 8 East bunty of Klamath, State of Oregon.
		THE PROPERTY DESCRIPTION THIS	S INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART.
"THIS INSTRUME SIGNING OR ACC	ENT WILL NOT ALLOW USE (EPTING THIS INSTRUMENT,)	THE PERSON ACQUIRING FEE TITLE TO	S INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART.
THIS INST DESCRIBE	RUMENT DOES N	NOT GUARANTEE THAT A JMENT. A BUYER SHOULI BIFY APPROVED USES.	ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY D CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
and cover	nant(s) that grante	or is the owner of the a	above described property free of all encumbrances except
and will w	arrant and defend	the same against all perso	EXHIBIT "A" fons who may lawfully claim the same, except as shown above. transfer is \$_90,000.00 However, the actual con- the whole consideration realized which is the whole consideration
(indicate	which)" (Delete D In construing this IN WITNESS WHE	a deed and where the col REOF, the grantor has exe	transfer is $\underline{90,000.00}$. However, the actual of the value given or promised which is the whole consideration applicable. See ORS 93.030) entext so requires, the singular includes the plural. ecuted this instrument this <u>31st</u> day of <u>July</u>
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FU



EXHIBIT "A"

15454

SUBJECT TO: 1. 1990-91 taxes, a lien not yet payable. Subject to rules and regulations of Fire Patrol District. 3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2. 4. Easement, including the terms and provisions thereof: : Powerline across the $S^{\frac{1}{2}}SE^{\frac{1}{4}}$ Section 32 and For SWLSWL Section 33 The California Oregon Power Company, a Granted to corporation May 4, 1914 Recorded 42 Book : 103 Page 5. Agreement, including the terms and provisions thereof: Water rights Regarding Theodore A. Thomas and Patricia M. Thomas, : Between husband and wife David G. Heideman and Carol M. Heideman, husband and wife, and Deborah WEller, a And married woman June 4, 1979 : REcorded M-79 : Book . 12932 : By instrument recorded July 28, 1980 in Book M-80 at Page 13997, Theodore A. Thomas and Patricia M. Thomas assigned an undivided 1/3 Page interest in said agreement to Bret A. Spect and W. Leanne Specht. 6. Easement, including the terms and provisions thereof: For : 30 foot easement for access and utilities on North and South boundaries For use by others : Granted to July 28, 1980 Recorded M-80 ٠ Book 13997 Page 7. Conditions and Restrictions in Deed: July 28, 1980 : Recorded M-80 Book 13997 Page Grantees herein agree to install all utilities As follows underground and Grantees hereby are instructed (restricted) from building on the NOrth 160 feet of said property

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed fo	r record at request of	of Aspen Title Co.	the <u>2nd</u> day
of	Aug.	_ A.D., 19 _ 90 _ at _3:59	o'clockP_M., and duly recorded in VolM90,
<u> </u>		of Deeds	on Page <u>15453</u> .
			Evelyn Biehn County Clerk
FEE	\$33.00		By Daulene Muelendore