

18406


Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)
Vol. m90 Page 15453

ROBERT A. CARTER and ELIZABETH A. CARTER, husband and wife
 convey(s) to GERALD A. VIEIRA and VIRGINIA E. VIEIRA, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

The W 1/2 SW 1/4 SE 1/4 of Section 32, Township 40 South, Range 8 East
 of the Willamette Meridian, in the County of Klamath, State of Oregon.

"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 DEPART-
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

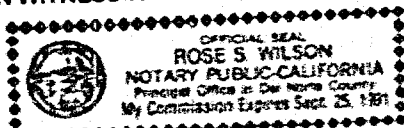
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

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 \$ 90,000.00. *However, the actual con-
 sideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration
 (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 31st day of July

19 90

CALIFORNIA

STATE OF ~~OREGON~~, County of Del Norte ss.July 31, 19 90

Personally appeared the above named ROBERT A. CARTER and ELIZABETH
A. CARTER and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Rose S. Wilson
 Notary Public for Del Norte County
 My Commission Expires: 9/25/1991

Robert A. & Elizabeth A. Carter

GRANTOR'S NAME AND ADDRESS

Gerald A. & Virginia E. Vieira
207 Warden Ave.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Trust Federal S+L
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of _____ ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/real/volume No. _____ on
 page _____ or as document/fee/file/
 instrument/microfilm No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____

NAME

TITLE

Deputy

90 AUG 2 PM 3 59

EXHIBIT "A"

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. 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.
4. Easement, including the terms and provisions thereof:

For : Powerline across the S $\frac{1}{2}$ SE $\frac{1}{4}$ Section 32 and SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 33

Granted to : The California Oregon Power Company, a corporation

Recorded : May 4, 1914

Book : 42

Page : 103

5. Agreement, including the terms and provisions thereof:

Regarding : Water rights

Between : Theodore A. Thomas and Patricia M. Thomas, husband and wife

And : David G. Heideman and Carol M. Heideman, husband and wife, and Deborah Weller, a married woman

REcorded : June 4, 1979

Book : M-79

Page : 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 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

Granted to : For use by others

Recorded : July 28, 1980

Book : M-80

Page : 13997

7. Conditions and Restrictions in Deed:

Recorded : July 28, 1980

Book : M-80

Page : 13997

As follows : Grantees herein agree to install all utilities 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 for record at request of Aspen Title Co. the 2nd day of Aug. A.D., 19 90 at 3:59 o'clock P M., and duly recorded in Vol. M90, of Deeds on Page 15453.

FEE \$33.00

Evelyn Biehn County Clerk

By Debra M. Mueland