



K-42506

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

LAVERNE HASKINS AND NORMA J. HASKINS

, Grantor,

HASKINS AND COMPANY, INC.

, Grantee,

conveys and warrants to the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

## SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Mortgage, including the terms and provisions thereof, recorded June 2, 1986, in Volume M86 page 9494, Mortgage records of Klamath County, Oregon, in favor of the United States of America, acting through the Farmers Home Administration, which Mortgage Grantee herein does not agree to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 50,000.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 14th day of Sept 1990. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

LAVERNE HASKINS

NORMA J. HASKINS

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Curry )ss.The foregoing instrument was acknowledged before me this 14th day of Sept 19 90by LAVERNE HASKINS AND  
NORMA J. HASKINS

STATE OF OREGON, County of \_\_\_\_\_ )ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 2-22-92Notary Public for Oregon  
My commission expires:

After recording return to:

Wallis M. Burnett  
**WALLIS M. BURNETT**  
**NOTARY PUBLIC OREGON**  
 My Commission Expires 2-22-92

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: &amp; Return

 Haskins & Company, Inc.  
 Rt. 1 Box 796  
 Bonanza, Oregon 97623

THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 31, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a P K nail on the centerline of Haskins Road from which the North 1/4 corner of Section 31 bears N. 00°47'49" E. 176.36 feet; thence S. 89°12'11" E. 30.00 feet to a iron pin; thence continuing S. 89°12'11" E. 364.40 feet to a iron pin; thence S. 13°19'24" W. 338.19 feet to a iron pin; thence S. 45°30'16" W. 149.03 feet to a iron pin; thence N. 89°12'11" W. 186.20 feet to a iron pin; thence continuing N. 89°12'11" W. 30.00 feet to a P K nail on the centerline of Haskins Road; thence N. 00°47'49" E. 436.06 feet to the point of beginning, containing 3.36 acres, including the area within Haskins Road, with bearings based on recorded Survey No. 1713. (all iron pins mentioned are 5/8 inch rebar with a Tru-Line Surveying Plastic Cap.)

TOGETHER WITH a 30 foot non-exclusive easement situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 31, T. 38 S., R. 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the boundary of Parcel 1 of Major Partition 3-88 and the center of a cattle guard, from which the North 1/4 corner of said Section 31 bears N. 32°27'35" W. 1286.27 feet, the side lines of said easement to extend N. 00°45'45" E. to the boundary lines of said Parcel 1; thence from said point of beginning following along an existing road S. 00°45'45" W. 250 feet, S. 89°33'20" W. 277 feet, N. 78°18'00" W. 152 feet and West 250 feet, more or less, to Haskins Road (a county road) with bearings based on recorded Survey No. 1713.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 17th day  
of Sept. A.D., 19 90 at 10:53 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 18574.

FEE \$33.00

Evelyn Biehn County Clerk

By Orville Millender