# 02035615

WARRANTY DEED

Vol. <u>M90</u> Page **18579** 

AFTER RECORDING RETURN TO: KENNETH R. FENSTERMACHER STELLA FENSTERMACHER
1413 Pine CAOVE Rd
Klanath Falls, OR 97603

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

HAROLD M. CHEVRIER AND SHARON G. CHEVRIER, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to KENNETH R. FENSTERMACHER AND STELLA FENSTERMACHER, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

"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." REGULATIONS. APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1990-91 taxes, a lien not yet payable. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of road or highways. 3) Regulations, including boundaries of road or highways. 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Pine Grove Irrigation District. 4) Regulations, including levies, assessments, water and irrigation Regulations. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at that certain instrument recorded July 24, 1970 in Volume M-70 at that certain instrument District." 5) As disclosed by the the Klamath Basin Improvement District." 5) As disclosed by the tax roll, the premises herein described have been zoned or tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest. 6) Subject to a 30 additional taxes or penalties and interest. 6 Subject to a 30 additional taxes or penalties and interest. 6 Subject to a 30 additional taxes or penalties and interest. 7 Subject leasement for roadway purposes adjacent to the West line of herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein described property as disclosed by Deed recorded July 15, herein descri of said portion. 8) Easement, including the terms and provisions thereof: For: Poles and anchors and incidentals; provisions thereof: For: Poles and anchors and incidentals; Granted to: The Pacific Telephone and Telegraph Company, recorded on August 1, 1942 in Book 142 at page 42. 9) Easement, recorded on August 1 and provisions thereof: For: Public including the terms and provisions thereof: For: Public Roadway; Between: C.E. Dunn and Vera H. Dunn, husband and wife, Roadway; Between: C.E. Dunn and Vera H. Dunn, husband and wife, recorded And: Joe Farrell and Lois Farrell, husband and wife, recorded on June 17, 1976 in Book M-76 at page 8958. 10) Mortgage, including the terms and provisions thereofoto secure the amount noted below and other amounts secured thereunder, if any: Mortgagor: Robert H. Kennedy and Zedna M. Kennedy, husband and wife; Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs, dated October 17. 1978 recorded on October 17. 1978 in Book M-78 at page 24299. Assumption Agreement, including the terms and provisions thereof: Executed by: Harold M. Chevrier and Sharon G. Chevrier, husband and wife, recorded April 15, 1988 in Book M-88 at page 5785. WHICH SAID MORTGAGE, THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

and will warrant and defend the same against all persons who may come lawfully claim the same, except as shown above. Continued on next page

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teulipuedion next pene lasfully claim the some, exception shown aboves and will werread and details the came acadest attractions in 18580 WARRANTY DEED HE LEESE VAN SEGATIONS CONLYTHED THERETA PAGE 20 THAT THE CONTROL HE SELECTION VANCOUS AND CONTROL HE SELECTION VANCOU The true and actual consideration for this transfere is \$89,900.00. The state of the st In construing this deed and where the context so requires, the singular includes the plural. Parated thereampers are IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of September, 1990.

Lawrence Lawrence Chewries HAROLDIM. CHEVRIER STEEL BEARDA CONTROL SHARON G. CHEVRIER The Section is beginned and by beginning to a section of the secti STATE OF OREGON, County of KLAMATH) SSV 900 2 900 enconcrete ductivating the recent and ; 1990 cares consider sport the every ever September LASAS OF SECTION ASPECTS OF LAND HAND HAROLD M. CHEVRIER AND Personal by appeared the above named HAROLD M. CHEVRIER AND HARON G. CHEVRIER and acknowledged the foregoing instrument to be their voluntary act and deed.

Bet Bre Me: Vandra Handsakel Bell Briel Gre Notary Public for OREGON หังภูมิผู้ที่ที่จรรโอก Expires: recording the control of the control ्रातिक ने पुरेशकाय । महार नामकार्ये हेर्ने व देखा हुन्। spot getter end buch stroom For upak ay one onpet of textopen i ar c and this pain by the INC. URING MILL WAS ALLOW USE DESCRIPTOR FROM PROPERTY CREEKINGOOFF STANDAL TENE THE VIOLATION OF GROUDE LANGUAGE LANGUAGE THE THAT USE LANGUAGE THE STANDAL OF THE THAT YOUR NOTE THE STANDAL OF THE ST REFERENCE RADE ALPARE CHRU. AT YEOGH FORLY AND PURCH BEE FRAN OUR BISTUR RABUED CONTINUE AND AND MA Finitized action AND STELLA FERSTERMACHER, BHADAND AND TIPE TO CONTRACT OF CON Date (Astron Saltao GRANION (S) . Conser (S) La REMNETE & HAN BER W. CHEVKEER AND SHARON OF CHEVRIEW, IMSUAND AND STREE UNITO A CHARGE IS REQUESTED ALL TAX TIA EMEUTS (O 1981 TOLLOWING ADDRESS SAME AS ASSOCIA henne in a servicio de la companya d verske companie reidsk 103 TITLE & ESCROW, INC. SYSKVILLA DEED

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## EXHIBIT "A"

A parcel of land situated in the SW 1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin from which the Northeast corner of the W 1/2 NE 1/4 NE 1/4 SW 1/4 of Section 9 bears North 00 degrees 06' 40" East, 471.85 feet; thence South 00 degrees 06' 40" West 145.97 feet to a 1/2 inch iron pin; thence North 89 degrees 27' 28" West, 328.50 feet to a 1/2 inch iron pin; thence North 00 degrees 10' 38" East, 145.97 feet; thence South 89 degrees North 00 degrees 10' 38" East, 145.97 feet; thence South 89 degrees 27' 28" East 328.33 feet to the point of beginning.

CODE 162 MAP 3910-9CO TL 500

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	Aspen Title Co.  at 11:09 oclock AM., and duly recorded in Vol. M90	,
Sept. A.D. 19 90	0_ at11:09 o'clockAM., and duly recorded in vol	
of <u>Sept.</u> A.D., 19	Doods on Page	
of	n t Ploba County Clerk	
	By Quelen Mullendare	
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PEE \$30.00	하다 하는 그는 그 사람들이 잘 하다는 사람들이 가장 가장 가장 살아 보다 그 때문에 다른 사람들이 되었다.	