



Aspen
TITLE & ESCROW, INC.

02035615

WARRANTY DEED

AFTER RECORDING RETURN TO:
KENNETH R. FENSTERMACHER
STELLA FENSTERMACHER

1413 Pine Grove Rd
Klamath 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."

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
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
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
page 6187 as "Notice to persons intending to Plat Lands within
the Klamath Basin Improvement District." 5) As disclosed by the
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
foot easement for roadway purposes adjacent to the West line of
herein described property as disclosed by Deed recorded July 15,
1977 in Book M-77 at page 12519, Microfilm Records. 7) Subject
to a 10 foot easement along the West side of the East line of
above mentioned roadway for utility purposes to provide pipe
access to irrigation ditch running along the Southerly portion
of said portion. 8) Easement, including the terms and
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,
including the terms and provisions thereof: For: Public
Roadway; Between: C.E. Dunn and Vera H. Dunn, husband and wife,
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 thereof to 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
lawfully claim the same, except as shown above.

Continued on next page

60 11 AM

SEP 17

H.R. 8
S. 8
J.C. 8
P.O.A.

WARRANTY DEED THE TERMS AND CONDITIONS CONTAINED HEREIN
PAGE 2011V001 THE GRANTOR HEREBY WANTS TO VACATE AND
The true and actual consideration for this transfer is
\$89,900.00.

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 11th day of September, 1990.

Harold M. Chevrier *Sharon G. Chevrier*
HAROLD M. CHEVRIER SHARON G. CHEVRIER

STATE OF OREGON, County of KLAMATH) ss.

September 14, 1990

Personally appeared the above named HAROLD M. CHEVRIER AND
SHARON G. CHEVRIER and acknowledged the foregoing instrument to
be their voluntary act and deed.

Sandra Handscher
Notary Public for OREGON
My Commission Expires: 7-23-93

UNRECORDED

THIS DEED IS A WARRANTY DEED AND THE GRANTOR HEREBY WANTS TO VACATE AND
THE GRANTOR HEREBY WANTS TO VACATE AND

THIS DEED IS A WARRANTY DEED AND THE GRANTOR HEREBY WANTS TO VACATE AND
THE GRANTOR HEREBY WANTS TO VACATE AND

THIS DEED IS A WARRANTY DEED AND THE GRANTOR HEREBY WANTS TO VACATE AND
THE GRANTOR HEREBY WANTS TO VACATE AND

THIS DEED IS A WARRANTY DEED AND THE GRANTOR HEREBY WANTS TO VACATE AND
THE GRANTOR HEREBY WANTS TO VACATE AND

THIS DEED IS A WARRANTY DEED AND THE GRANTOR HEREBY WANTS TO VACATE AND
THE GRANTOR HEREBY WANTS TO VACATE AND

WAGE & ECKSON INC
WAGE & ECKSON INC

EXHIBIT "A"

18581

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 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 27' 28" East 328.33 feet to the point of beginning.

CODE 162 MAP 3910-9CO TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day
of Sept. A.D., 19 90 at 11:09 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 18579.

Evelyn Biehn . County Clerk

By Pauline Muelendore

FEE \$38.00