



20308

Vol. m90 Page 18766Aspen 02035643
WARRANTY DEEDAFTER RECORDING RETURN TO:
ERIC C. WALTMAN10816 Wocus Rd.
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMYRL T. ROOT AND JULIA A. ROOT, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to ERIC C. WALTMAN 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) This property lies within and is
subject to the levies and assessments of the Northside Drainage
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) Trust Deed, including the terms and provisions
thereof to secure the amount noted below and other amounts
secured thereunder, if any: Grantor: Myrl T. Root and Julia A.
Root, husband and wife; Trustee: William Sisemore;
Beneficiary: Klamath First Federal Savings and Loan
Association, a corporation; Dated: April 27, 1979; Recorded on
April 30, 1979 in Book M-79 at page 9747. 5) Trust Deed,
including the terms and provisions thereof to secure the amount
noted below and other amounts secured thereunder, if any:
Grantor: Myrl T. Root and Julia A. Root, husband and wife;
Trustee: William Sisemore; Beneficiary: Klamath First Federal
Savings and Loan Association, a Corporation, dated on July 27,
1983 and recorded on August 1, 1983 in Book M-83 at page 12638.
WHICH, THE ABOVE TWO TRUST DEEDS, 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.The true and actual consideration for this transfer is
\$45,000.00.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.X Myrl T. Root
MYRL T. ROOTX Julia A. Root
JULIA A. ROOTSTATE OF OREGON, County of Cass ss.SEPTEMBER 14, 1990Personally appeared the above named MYRL T. ROOT AND JULIA A.
ROOT and acknowledged the foregoing instrument to be THEIR
voluntary act and deed.

Continued on next page

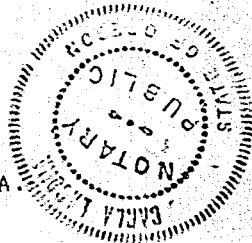


EXHIBIT "A"

A tract of land situate in the SE 1/4 NW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point which is North 261.14 feet along the quarter line from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence North 89 degrees 49' West a distance of 401.68 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence North 6 degrees 02' East a distance of 110.6 feet along said Easterly right of way line to a point; thence South 89 degrees 49' East a distance of 390.1 feet to a point which is on the Northwest quarter line of said Section 7; thence South along the said Northwest quarter line a distance of 110.0 feet to the point of beginning.

CODE 190 MAP 3809-7BO TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 18th day
of Sept. A.D., 19 90 at 3:40 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 18766.

FEE \$38.00

Evelyn Biehn . County Clerk

By Pauline Mullendore