Vol.<u>m90</u> Page **18766**

Aspen 02035643 WARRANTY DEED

AFTER RECORDING RETURN TO: ERIC C. WALTMAN 1086 Wocus Rd Klaniath Follo, OR 97601

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TITLE & ESCROW, INC.

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

MYRL 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.

lias a. Goot Mych . Kool ROOT JULIA . MYRL /. ROOT

STATE OF OREGON, County of)ss Coos

SEPTEMBER 14, 1990 Personally appeared the above named MYRL T. ROOT AND JULIA A ROOT and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

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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 the day
of	Sept. A.D. 19	90 at 3:40 o'clock PM., and duly recorded in Vol. M90,
vi	of	Deeds on Page 18766
		Evelyn Biehn . County Clerk
FEE	\$38.00	By Dauline Mullendere
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