

#01035578  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
CHRISTOPHER A. NEWTON  
5629 Independence  
Klamath Falls, OR.

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

EDGAR H. VIETS and NEVA I. VIETS, husband and wife, hereinafter called GRANTOR(S), convey(s) to CHRISTOPHER A. NEWTON, 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) Taxes for the fiscal year 1990'91, 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 roads or highways. 3) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District. 4) Registration and taxation as provided by Chapter 801 and Chapter 308 ORS, in connection with a mobile home situate on subject property,

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 \$100,000.00.

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 17th day of September, 1990.

Edgar H. Viets  
EDGAR H. VIETS

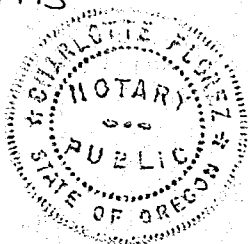
Neva I. Viets  
NEVA I. VIETS

STATE OF OREGON, County of Klamath)ss.

On September 18, 1990, personally appeared the above named EDGAR H. VIETS and NEVA I. VIETS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Charlotte Horez  
Notary Public for Oregon

My Commission Expires: ~~March 22, 1993.~~  
Sept. 20, 1993



'90 SEP 24 PM 3 15

10888

## EXHIBIT "A"

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears South 88 degrees 05' West a distance of 20.4 feet and North 0 degrees 59' West a distance of 560 feet and South 89 degrees 25' West a distance of 30 feet and North 0 degrees 59' West a distance of 76 feet from the iron pin in the Dalles California Highway which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian and running thence South 89 degrees 25' West parallel to the most Southerly line of Pleasant Home Tracts a distance of 215.5 feet to a point; thence North 0 degrees 59' West parallel to the center line of Wiard Street a distance of 81.6 feet, more or less, to a point which is on the Southerly line of Pleasant Home Tracts; thence North 89 degrees 25' East along the said Southerly line of Pleasant Home Tracts a distance of 215.5 feet, more or less, to an iron pin which marks the Southeasterly corner of Lot 1 Pleasant Home Tracts, and which point is 30 feet South 89 degrees 25' West from the centerline of Wiard Street; thence South 0 degrees 59' East parallel to the centerline of Wiard Street a distance of 81.6 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-28D TL 2200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day of Sept. A.D., 19 90 at 3:19 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 19221.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullins

WILF & SPOCKOM, INC.

WILF & SPOCKOM, INC.