

22526

Vol. m90 Page 22607#01035730
WARRANTY DEED

AFTER RECORDING RETURN TO:
CLAUDE HAGERTY
28611 Transformer Road
Malin, OR 97637

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

DAVID E. KING and ROBIN M. KING, husband and wife, hereinafter
called GRANTOR(S), convey(s) to CLAUDE HAGERTY hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

The N 1/2 SE 1/4 Section 27, Township 40 South, Range 12 East of
the Willamette Meridian, in the County of Klamath, State of
Oregon.

CODE 15 MAP 4012-2700 TL 400
CODE 15 MAP 4012-2700 TL 1100

"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) 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. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Subject to
rules and regulations of Fire Patrol District. 4) Four
easements: recorded December 9, 1969 in Book M-69 on page
10179; recorded April 3, 1970 in Book M-70 on page 2630;
recorded September 7, 1978 in Book M-78 on page 19703; recorded
March 20, 1990 in Book M-90 on Page 15934. 5) Agreement
including the terms and provisions thereof recorded July 5, 1988
in Book M-88 on page 10461. 6) Order in the matter of M.J.P.
49-89 for David and Robin King, to divide land in the Forestry
Range Zone into two parcels recorded March 20, 1990 in Book M-90
on Page 5078.

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
\$1,023.00.

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 10th day of October 1990.

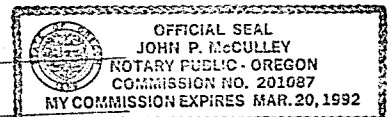
X David E. King
DAVID E. KING

X Robin M. King
ROBIN M. KING

STATE OF OREGON, County of Klamath)ss.

On Nov. 1, 1990, Personally appeared the above named
DAVID E. KING and ROBIN M. KING and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: John J. McCulley
Notary Public for Oregon
My Commission Expires: 3-20-1992



NOV 12 PM 3 33

22608

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Nov. A.D., 19 90 at 3:33 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 22607.

Evelyn Biehn County Clerk

By Pauline Mueland

FEE \$33.00