



02035785

WARRANTY DEED

AFTER RECORDING RETURN TO:
KENNETH EDDINGTON
BARBARA EDDINGTON

506 Essex Drive East
Las Vegas, NV 89107

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

JOHN HEITSMITH AND CLETA HEITSMITH, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to KENNETH EDDINGTON AND BARBARA EDDINGTON, 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) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207. 4) Conditions and Restrictions in Deed: Recorded on June 25, 1940 in Book 130 at page 153.

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 \$61,450.00.

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 25TH day of OCTOBER, 1990.

John H. Heitsmith
JOHN HEITSMITH

Cleta B. Heitsmith
CLETA HEITSMITH

STATE OF OREGON, County of KLAMATH)ss.

10/29, 1990

Personally appeared the above named JOHN HEITSMITH AND CLETA HEITSMITH and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

NOTARY
BEFORE ME
Publicly for OREGON
My Commission Expires: 12-3-93

Andrea Handseker

EXHIBIT "A"

A tract of land situated in the NW 1/4 NE 1/4, Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of that tract of land described in Book 335 at Page 299, Klamath County Deed Records, as marked by a 3/8 inch iron pin, said point of beginning being South 00 degrees 06' 10" West 227.83 feet and North 89 degrees 36' 26" West 30.00 feet from the East 1/16 corner common to Sections 11 and 14 and being further described as being on the Westerly right of way line of Homedale Road South 00 degrees 06' 10" West 137.66 feet (128 feet by deed) from the Southerly right of way line of the U.S.B.R. Drain; thence North 89 degrees 36' 26" West 660.27 feet (660.2 feet by deed) to a 3/8 inch iron pin on the Easterly right of way line of the U.S.B.R. 1-C-7 Drain by said Deed Volume; thence continuing North 89 degrees 36' 26" West 19.20 feet to the true Easterly right of way line of said Drain; thence North 01 degrees 17' 15" West, along said right of way line, 133.73 feet (128 feet, more or less, by deed) to the intersection with the Southerly right of way line of the U.S.B.R. Drain Ditch; thence South 89 degrees 56' 30" East along said Drain right of way line 682.71 feet to the Westerly right of way line of Homedale Road; thence South 00 degrees 06' 10" West 137.66 feet (128 feet by deed) to the point of beginning, with bearings based on Survey No. 1645 as filed in the office of the Klamath County Surveyor, EXCLUDING the area in the A-3-B lateral.

CODE 41 MAP 3909-14AB 1L 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day
of Nov. A.D., 19 90 at 10:39 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 22779.

Evelyn Biehn - County Clerk

By Pauline Mulender

FEE \$33.00