24011

Aspen TITLE & ESCROW, INC.

02035934

Vol. m90 Page 25296

WARRANTY DEED

AFTER RECORDING RETURN TO:
WILLIAM E. HEIN
ELAINE HEIN
1296 Timothy Dr
San Leandro, CA 94577

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

'90 DEC 21 AM 10 45

JIMMIE RAY HOGUE AND CARLA L. HOGUE, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to WILLIAM E. HEIN AND ELAINE HEIN, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND BY THIS REFEREMCE MADE A PART 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) 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. 3) Subject to rules and regulations of Fire Patrol District. 4) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. 5) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Shasta View irrigation District. 6) Right of way Option, including the terms and provisions thereof: For: A right of way varible feet in width for electric transmission line of one or more wires and all necessary or desirable appurtenances, including towers, poles, props, guys and other supports, upon over and across those certain premises situates in twp 40 S., R 11, & 12 East, Section 28, 29, 30, & 24. Granted to: Pacific Power & Light Company, a corporation recorded on May 3, 1976 in Book M-76 at page 6491. 7) Easement, including the terms and provisions thereof: For: Electric transmission and distribution lines; Granted to: Pacific Power & Light Company, a corporation, recorded on May 7. 1979 in Book M-79 at page 10282. 8) Easement, including the terms and provisions thereof: For: Electric transmission and distribution lines recorded on May 7, 1979 in Book M-79 at page 15563. 9) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Kevin W. wood and Carol M. Wood, husband and wife; Trustee: William Sisemore, Beneficiary: Klamath First Federal Savings and loan Association, dated September 27, 1983 and recorded on October 14, 1983 in Book M-83 at page 17670 and re-recorded on June 20, 2986 in Book M-86 at page 10776. WHICH 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 $54,500.00.

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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 14th day of December, 1990.

Jimmie Ray Hogue — Carla L. Hogue
JIMMIE RAY HOGUE — CARLA L. HOGUE

STATE OF OREGON, County of KLAMATH)ss.

DECEMBER 19th, 1990

Personally appeared the above named JIMMIE RAY HOGUE AND CARLA L. HOGUE and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-93

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF OREGON

TITLE & ESCROW INC.
USBU

EXHIBIT "A"

A tract of land situated in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a tract of land together with an ingress-egress easement described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3588.02 feet; thence South 00 degrees 37' East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of a 30 foot wide easement (said easement extending from this point South 01 degree 23' West 365 feet, more or less, to the South line of said NW 1/4 SE 1/4; thence continuing South 89 degrees 23' West 65.00 feet; thence North 00 degrees 37' West 309.00 feet; thence North 89 degrees 23' East 375.00 feet to the point of beginning, with bearings based on a Solar observation.

NOTE: We find the following appurtenant easement which has not been examined for title insurance purposes:

TOGETHER WITH an easement for ingress and egress situate in the NW 1/4 SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. The centerline of which being more particularly described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22 degrees 58' 32" East 3588.02 feet; thence South 00 degrees 37' East, along said boundary, 309.00 feet; thence South 89 degrees 23' West 310.00 feet to the centerline of the 30 foot wide easement; thence extending from this point South 01 degree 23' West 365 feet, more or less, to the South line of said NW 1/4 SE 1/4.

ALSO TOGETHER WITH that certain roadway easement recorded March 4, 1980 in Book M-80 at Page 4115, Microfilm Records of Klamath County, Oregon, to wit:

An easement for ingress and egress over the Northerly 50 feet of the S 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 16 MAP 4012-2900 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day of Dec. A.D., 19 90 at 10:45 o'clock AM., and duly recorded in Vol. M90, of Deeds on Page 25296.

Evelyn Biehn - County Clerk

By Pauline Muchmore

FEE $38.00