


Aspen

TITLE & ESCROW, INC.

02035918

Vol. mg 0 Page 25480

WARRANTY DEED

 AFTER RECORDING RETURN TO:
 WILLIAM SPENCE

5579 Playa Del Rey
San Jose, CA 95123

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

 DELBERT RAY BROYLES AND MILDRED Y. BROYLES, HUSBAND AND WIFE
 hereinafter called GRANTOR(S), convey(s) to WILLIAM SPENCE
 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) 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. 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) Back taxes as a result of disqualification under farm use: 3908-100-4300 \$1,767.72 remaining. 4) Back taxes as a result of disqualification under farm use: 3909-600-900 \$1,496.04 remaining. NOTE: Property owners have reapplied for farm use classification. Back taxes have been reduced by 20%. 5) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 6) Easement, including the terms and provisions thereof: For: 225 foot wide = right of way for 2 pole or tower lines. Granted to: The California Oregon Power Company, recorded on January 21, 1957 in Book 289 at page 225.

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
 \$95,000.00.

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 19th day of December, 1990.

Delbert R. Broyles
 DELBERT RAY BROYLES

Mildred Y. Broyles
 MILDRED Y. BROYLES

STATE OF OREGON, County of KLAMATH)ss.

December 19, 1990

Notary

 Personally appeared the above named DELBERT RAY BROYLES AND
 MILDRED Y. BROYLES and acknowledged the foregoing instrument to
 be their voluntary act and deed.

Before me:

Sandra Handwerker

Continued on next page

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WARRANTY DEED

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Notary Public for OREGON

My Commission Expires:

7-23-93

EXHIBIT "A"

PARCEL 1:

The S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, and the SW 1/4 SW 1/4 SW 1/4 Section 6, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a tract of land in the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian; thence East along the North boundary of said S 1/2 SE 1/4 SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, a distance of 695.7 feet; thence South 333.6 feet; thence North 88 degrees 20' West 500.0 feet; thence North 1 degree 40' East 35.3 feet; thence North 88 degrees 20' West 197.0 feet to the West boundary of the above mentioned S 1/2 SE 1/4 SE 1/4 Section 1; thence North 278.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING 25.0 foot strip of land along the West boundary for existing roadway.

PARCEL 2:

A tract of land situated in the NE 1/4 NE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence North 89 degrees 48' 02" West, generally along an existing fence line, 1342.63 feet to the West line of said NE 1/4 NE 1/4; thence North 00 degrees 35' 19" East, along said West line, 8.99 feet to the Northwest corner of said NE 1/4 NE 1/4; thence South 89 degrees 25' 01" East 1342.60 feet to the point of beginning, with bearings based on Survey No. 3400, as recorded in the office of the Klamath County Surveyor.

CODE 7 MAP 3908-100 TL 4300

CODE 7 MAP 3909-600 TL 900

CODE 7 MAP 3908-12A0 TL 199

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day of Dec. A.D., 19 90 at 11:17 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 25480

FEE \$33.00 Evelyn Biehn County Clerk

By Debra M. Mendenhall