



24145

Aspen

TITLE & ESCROW, INC.

02035854

WARRANTY DEED

Vol. 190 Page 25523

AFTER RECORDING RETURN TO:

G. MICHAEL COVILLE

LINDA M. COVILLE

P.O. Box 887Flagstaff, AZ 86001UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

EARL W. MACK AND DOROTHEA A. MACK, HUSBAND AND WIFE AND C. BURT MACK, TRUSTEES OF THE EARL W. MACK AND DOROTHEA A. MACK TRUST, U/A/D SEPTEMBER 5, 1988 hereinafter called GRANTOR(S), convey(s) to G. MICHAEL COVILLE AND LINDA M. COVILLE, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE 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) As disclosed by the tax roll the premises herein described have been zoned or classified for farm use, the property may be subject to additional taxes or penalties and interest. 2) Subject to rules and regulations of Fire Patrol District. 3) Conditions and Restrictions in Deed: Recorded on January 15, 1945 in Book 172 at page 235. 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 Klamath Irrigation District. 6) Excess land Trust Deed, including the terms and provisions thereof, recorded September 14, 1905 in Book 18 at page 575 Deed Recorded of Klamath County, Oregon. 7) Recitals, including the terms and provisions thereof, as set out in that certain deed from Armin Otto, et ux., to United States of America, dated April 12, 1917, recorded April 16, 1917 in book 46 at page 628, Deed Records of Klamath County, Oregon. 8) Easement, including the terms and provisions thereof: For: Pole lines and anchors for transmission of electricity; Granted to: The California Oregon Power Company, a California Corporation, recorded on January 2, 1942 in Book 143 at page 569,

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 \$68,000.00.

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 12th day of December, 1990.

EARL W. MACK AND DOROTHEA A. MACK AND C. BURT MACK, TRUSTEES OF THE EARL W. MACK AND DOROTHEA A. MACK TRUST, U/A/D SEPTEMBER 5, 1988

X Earl W. Mack Trustee
EARL W. MACK, TRUSTEE

X Dorothea A. Mack Trustee
DOROTHEA A. MACK, TRUSTEE

X C. Burt Mack Trustee
C. BURT MACK, TRUSTEE

Continued on next page

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Earl W Mack
EARL W. MACK, INDIVIDUALLY

Dorothea A. Mack
DOROTHEA A. MACK, INDIVIDUALLY

~~PROCTOR & MACK~~
C. BURT MACK, INDIVIDUALLY

STATE OF OREGON, County of Jackson ss.
December 21, 1990.

Personally appeared the above named EARL W. MACK AND DOROTHEA A. MACK, HUSBAND AND C. BURT MACK, TRUSTEES OF THE EARL W. MACK AND DOROTHEA A. MACK TRUST, U/A/D September 5, 1988 and acknowledged the foregoing instrument to be their voluntary act and deed.

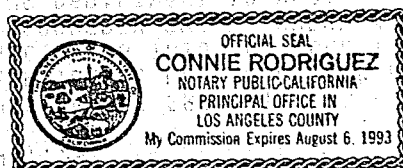
Before me: Edwyn L. Smith
Notary Public for OREGON
My Commission Expires: 2-6-92

PAULY M. HINESLY
NOTARY PUBLIC - OREGON
My Commission Expires 2-6-92

CALIFORNIA
STATE OF ~~EXXON~~, County of LOS ANGELES) ss
December 21, 1990

Personally appeared the above named ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ C. BURT MACK, and acknowledged the
foregoing instrument to be ~~XXXXXX~~ voluntary act and deed.

Before me: Connie Rodriguez
Notary Public for ~~XXXXXX~~ CALIFORNIA
My Commission Expires: August 6, 1993

[illegible]

STATEMENT TO THE FOLLOWING SOURCE:
ORIT "CHANGE TO ECONOMIC MEANS"

CIRCUIT COURT
OF HITCHCOCK COUNTY
WILLIAMSBURG, VIRGINIA

ALLGE & SCHOENHARDT INC

BRITAIN: DEC 1961

XXXXXX

54753

All that portion of the SE 1/4 SE 1/4 of Section 34, 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 in the South line of said Section 34, 640 feet West of the Southeast corner of said section; thence North 20 degrees 40' West 31.5 feet; thence North 2 degrees 50' East 754 feet; thence North 50 degrees 49' West 175 feet; thence South 88 degrees 47' West 285.8 feet; thence North 38 degrees 35' West 394.2 feet; thence West 38 feet to a point in the West boundary of said SE 1/4 NE 1/4 of said section, at a point 1195 feet North of the Southwest corner of the SE 1/4 SE 1/4 of said section; thence South 1195 feet; thence East 680 feet to the point of beginning.

LESS AND EXCEPTING rights of way for county roads and drainage ditches.

ALSO, LESS one acre in the Southeast corner of said tract heretofore deeded to the Klamath Irrigation District, EXCEPT for those parcels deeded by the parties hereto which said deeds are Recorded in Volume M-69 of Deeds, Page 2060; and Volume M-69 of Deeds, Page 2156.

CODE 164 MAP 3909-3400 TL 2400

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 4:12 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 25523

FEE \$38.00

Evelyn Biehn - County Clerk
By Quinn M. Mueland