



Aspen
TITLE & ESCROW, INC.

02035826

WARRANTY DEED

AFTER RECORDING RETURN TO:

GUY P. TURNAGE

JEAN L. TURNAGE

4964 Laurelwood Dr
Klamath Falls, OR 97603

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

LENORE OWENS hereinafter called GRANTOR(S), convey(s) to GUY P. TURNAGE AND JEAN L. TURNAGE, 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) 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) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 4) Easement, including the terms and provisions thereof: Granted to: Chas E. Drew, recorded on October 25, 1926 in Book 73 at page 467. 5) Easement, including the terms and provisions thereof: for: An irrigation ditch to a strip of land 10 feet in width in, over, upon and across the W 1/2 of the NW 1/4 of Sec. 29, Twp 39 S., R 10 EWM. Granted to: United States of America, Recorded on June 16, 1933 in Book 101 at page 172

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 \$94,000.00.

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 3rd day of December, 1990.

Lenore Owens
LENORE OWENS

STATE OF OREGON, County of KLAMATH)ss.

December 27, 1990

Personally appeared the above named LENORE OWENS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Sandra Handscher
Notary Public for OREGON

My Commission Expires: 7-23-93

90 DEC 27 AM 10 33

EXHIBIT "A"

Beginning at a point 1004.7 feet South of the Northwest corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 40' East 3226.7 feet to the line of the United States right of way limits for the Lost River Diversion Reservoir; thence along said line South 17 degrees 57' West 1029 feet; thence South 189.3 feet; thence South 89 degrees 40' West 2909.6 feet to an intersection with the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence North along said section line a distance of 1166.1 feet to the place of beginning and all lying in the fractional parts of the NW 1/4 and fractional parts of Lots 1 and 2 of said Section 29, Township and Range aforesaid, and being a portion of what is known as the Kilgore Ranch, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion described as:

The South 40 acres of the following described tract of land, to-wit: Beginning at a point 1004.7 feet South of the Northwest corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Oregon; thence North 89 degrees 40' East 3226.7 feet to the line of the U.S. Right of way limits for the Lost River Diversion Reservoir; thence along said line South 17 degrees 57' West 1029 feet; thence South 189.3 feet; thence South 89 degrees 40' West 2909.6 feet to an intersection with the West line of Section 29, Township 39 South, Range 10 East; thence North along said Section line a distance of 1166.1 feet to the place of beginning, and all lying in the fractional parts of the NW 1/4 and the fractional part of Lots 1 and 2 of said Section 29, Township and Range aforesaid, and being a portion of what is known as the Kilgore Ranch, in the County of Klamath, State of Oregon, recorded in Deed April 2, 1932 in Book 94 at Page 568, Deed Records.

ALSO EXCEPTING THEREFROM that portion lying within USBR No. 34 Drain.

CODE 164 MAP 3910-2900 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day of Dec. A.D., 19 90 at 10:33 o'clock A.M., and duly recorded in Vol. M90, of Deeds on Page 25546.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muller