

02035985
WARRANTY DEED

AFTER RECORDING RETURN TO:
CLINTON C. JUSTUS, JR.
JOAN M. JUSTUS

P.O. Box 7173
Klamath Falls, OR 97602

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

LEONARD C. GREEN hereinafter called GRANTOR(S), convey(s) to
CLINTON C. JUSTUS, JR. AND JOAN M. JUSTUS, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Government Lot 4, Section 31, Township 36 South,
Range 12 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

CODE 8 MAP 3612-3100 TL 800

"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) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 4) The rights
of the public, as more specifically set forth in Land Status
Reports, recorded August 15, 1958 in book 302 at Page 124 and
Page 126. 5) Easement, including the terms and provisions
thereof: For: Electric transmission and distribution line;
Granted to: Pacific Power & Light Company, a corporation,
recorded on December 6, 1973 in book M-73 at page 15786. 6)
Easement as reserved in Bargain & Sale Deed: For: ingress and
egress; By: Frank E. McBain, Jr. and Betty J. McBain, husband
and wife, recorded on July 19, 1978 in M-78 at page 15599. 7)
Easement, including the terms and provisions thereof: For:
Telephone line right of way easement; Granted to: Telephone
Utilities of Eastern Oregon, Inc., an Oregon Corporation;
recorded on August 3, 1984 in Book M-84 at page 13357.

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
\$65,000.00.

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 21st day of January, 1991.

Leonard C. Green
LEONARD C. GREEN

STATE OF Ore, County of Douglas ss.

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SIVILE OF ~~James~~ COUNTY OF ~~Marshall~~ 1880

WARRANTY-DEED
PAGE 2

2583

February 11, 1991.

Personally appeared the above named LEONARD C. GREEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Glenn J. Hanna
Notary Public for Waugler City State of Nevada
My Commission Expires: 6-8-91



GLORIA J. D'ANNA
Notary Public - State of Nevada
Appointment Recorded In Carson City
MY APPOINTMENT EXPIRES JUNE 8, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
of Feb. A.D., 19 91 at 3:27 o'clock P M., and duly recorded in Vol. m91,
of Deeds on Page 2582

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Mullendore

1. The first step in the process of the investigation is the identification of the subject of the investigation. This is done by the investigator who is assigned to the case. The investigator will then conduct a search of the records of the Department of the Interior, Bureau of Land Management, to determine if the subject is a registered landowner. If the subject is a registered landowner, the investigator will then conduct a search of the records of the Department of the Interior, Bureau of Land Management, to determine if the subject is a registered landowner. If the subject is a registered landowner, the investigator will then conduct a search of the records of the Department of the Interior, Bureau of Land Management, to determine if the subject is a registered landowner.

[illegible]

RIGHT-OF-WAY OF HIGHWAY
AS SHOWN IS PART OF THE UNINCORPORATED HIGHWAY IN THE CORNER OF
THE PLATS OF CONVEYANCE FOR A SECTION 31, TOWNSHIP 30 NORTH

[illegible]

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