

26368

Aspen 36024  
**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

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BARNEY CALMES

\_\_\_\_\_, hereinafter called grantor,  
 convey(s) to ROBERT R. SHERMAN and MARY ANN SHERMAN, husband and wife  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:

A parcel of land situated in the NW $\frac{1}{4}$  of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a  $\frac{1}{2}$ " iron pipe on the Easterly right of way line of the Keno-Worden County Road. Said point being South 00° 09' 31" East, 1,281.53 feet and East, 1,841.82 feet from the North-west corner of said Section 17; thence North 28° 50' 54" West along said Easterly right of way line a distance of 115.00 feet; thence North 61° 09' 06" East, 220.00 feet; thence South 28° 50' 54" East, 355.65 feet; thence North 71° 16' 54" West, 326.06 feet to the point of beginning.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 as above stated, and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record and those apparent on the land.  
 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 \$ To clear title. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030)

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 27th day of February, 1991.

Barney Calmes

STATE OF OREGON, County of Klamath )ss.

February 27, 1991.

Personally appeared the above named Barney Calmes  
 and acknowledged the foregoing  
 instrument to be his voluntary act and deed.

Before me: Charlotte Hnez  
 Notary Public for Oregon  
 My Commission Expires: 9-20-93

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert T. Sherman  
14611 Keno Worden RD  
Klamath Falls Or 97601  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same AS Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of Feb., 1991, at 3:33 o'clock P. M., and recorded in book/reel/volume No. M91 on page 3604 or as document/fee/file/instrument/microfilm No. 26368, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Pauline Mullendare Deputy

Fee \$28.00

FORM 685-2.5M

'91 FEB 27 PM 3:33