

26373



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JACQUELINE F. STARBUCK

_____, hereinafter called grantor,
convey(s) to SAUL SILVERMAN and CHARLA SILVERMAN, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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

SEE ATTACHED EXHIBIT "A"

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 \$ 255,000.00. 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.

Jacqueline F. Starbuck
Jacqueline F. Muller

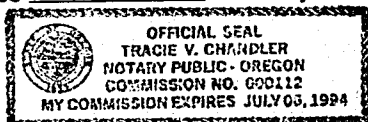
STATE OF OREGON, County of Klamath) ss.

February 27, 1991.

Personally appeared the above named
NKA JACQUELINE F. MULLER
instrument to be HER voluntary act and deed.

JACQUELINE F. STARBUCK

and acknowledged the foregoing



Before me:

Tracie V. Chandler
Notary Public for Oregon
My Commission Expires 7-3-94

Jacqueline F. Starbuck

GRANTOR'S NAME AND ADDRESS

Saul & Charla Silverman
1639 Cove Point Rd
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Trust Federal Svc
530 Main St
Klamath Falls OR 97601

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____
Deputy

A tract of land lying in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4 degrees 00' West, 56.5 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and run thence North 58 degrees 43' East 43.15 feet to an iron pin; thence North 18 degrees 30' East, 151.4 feet to an iron pin; thence North 7 degrees 30' East, 25.2 feet to a point; thence North 82 degrees 44' West, 206.1 feet to an iron pin; thence North 19 degrees 22' West, 117.4 feet to an iron pin; thence South 68 degrees 42' West 237.0 feet to a point; thence South 48 degrees 30' East, 406.95 feet to a point; thence North 68 degrees 34' East, 76.50 feet to the place of beginning.

CODE 183 MAP 3808-1CC TL 700

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Conditions and Restrictions in Deed:
Recorded: April 24, 1945
Book: 175
Page: 449
3. Conditions and Restrictions in Deed:
Recorded: June 17, 1966
Book: M-66
Page: 6286
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded: April 25, 1945
Book: 175
Page: 455
5. Articles of Incorporation of Cove Point Corporation, including the terms and provisions thereof:
Recorded: April 25, 1945
Book: 3
Page: 423
6. Lease, including the terms and provisions thereof:
From: B. E. Eells and Cordula Eells
To: Cove Point Corporation
Dated: April 23, 1945
Recorded: April 24, 1945
Book: 175
Page: 452
7. Easement, including the terms and provisions thereof:
For: Electric Power Lines
Granted to: The California Oregon Power Company, a California Corporation
Recorded: June __, 1947
Book: 208
Page: 119
Corrected: May 12, 1948
Book: 220
Page: 363
(Lot 3, Sec. 1, Twp 38 S., R 8 EWM. Covers additional property)

