



**Aspen**  
TITLE & ESCROW, INC.

*A 02036101*

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Russell D. Hunsinger  
2903 Watson  
Klamath Falls, OR 97603

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

ROBERT T. SCHROEDER AND CAROLYN J. SCHROEDER, hereinafter called GRANTOR(S), convey(s) to RUSSELL D. HUNSINGER AND PATRICIA A. HUNSINGER, 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) Conditions, Restrictions as shown on the recorded plat of Piedmont Heights. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in book M-88 at page 207, and as per Ordinance No. 32, recorded May 14, 1990 in book M-90 at page 9131. 4) Agreement, including the terms and provisions thereof: Regarding: Water system and pipe line easement, between Blanch H. Balsinger and Ronald E. Phair recorded on December 23, 1963 in book 350 at page 63.

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 \$62,900.00.

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 19th day of March, 1991.

*Robert T. Schroeder*  
ROBERT T. SCHROEDER, BY HIS  
ATTORNEY IN FACT, CAROLYN J.  
SCHROEDER

*Carolyn J. Schroeder*  
CAROLYN J. SCHROEDER

STATE OF OREGON, County of Klamath)ss.

March 20, 1991.

Personally appeared the above named Carolyn J. Schroeder, and acknowledged the foregoing instrument to be her voluntary act and deed.

*Sandra Handsaker*  
Notary Public for Oregon  
My Commission Expires: 7-23-93

Continued on next page

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WARRANTY DEED  
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STATE OF OREGON, County of Klamath)ss.

March 20, 1991

Personally appeared CAROLYN J. SCHROEDER, who, being duly sworn did say that she is the attorney in fact for ROBERT T. SCHROEDER and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

BEFORE ME, Jandra Handsaker  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 1/23/93

EXHIBIT "A"

A tract of land situated in Lots 6, 7, 8 and 9, PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 9, PIEDMONT HEIGHTS; thence North 0 degrees 27' East along the West line of said Lot 9, 50 feet; thence East 200 feet; thence South 0 degrees 27' West 100 feet; thence West 200 feet to the West line of Lot 6; thence North 0 degrees 27' East along the West line of Lot 6, 50 feet to the point of beginning.

CODE 43 MAP 3909-1DD TL 3300  
CODE 43 MAP 3909-1DD TL 3200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
of March A.D., 19 91 at 12:22 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 5063  
By Evelyn Biehn County Clerk  
Quilise Mullender

FEE \$33.00