27288

Aspen TITLE & ESCROW, INC.

#01036230

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WARRANTY DEED

AFTER RECORDING RETURN TO:
MR. AND MRS. BRADLEY JAMES GOUIN
1717 South Woodland Place
Santa Ana, CA. 92707

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

FRANCES T. BUCKNER and DONALD R. MOSLEY, hereinafter called GRANTOR(S), convey(s) to BRADLEY JAMES GOUIN and MONA JEAN GOUIN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The SW 1/4 SW 1/4 SW 1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Westerly 240 feet of said parcel.

CODE 22 MAP 4008-21CO TAX LOT 1200.

"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) Subject to rules and regulations of Fire Patrol District. 2) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 3) Easement for construction, maintenance and operation of lines, wire and cables granted to Pacific Telephone and Telegraph Company, a Corporation, recorded in Book 110, page 546. 4) Easement for access road 30 feet wide along the Eastern boundary recorded December 9, 1976 in Book M-76, page 19796. 5) Easement for access right of way 30 feet along the entire length of the Eastern boundary recorded October 26, 1979 in Book M-79 on page 25232.

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 $32,500.00.

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 13th day of March 1991.

X Frances T. Buckner
FRANCES T. BUCKNER

X Donald R. Mosley
DONALD R. MOSLEY

STATE OF North Carolina County of McDowell)ss

March 19, 1991

Personally appeared the above named FRANCES T. BUCKNER and DONALD R. MOSLEY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ernestine D. Lewis
Notary Public for North Carolina
My Commission Expires: April 11, 1991

NOTARY PUBLIC McDOWELL COUNTY, N.C.

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5200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day of March A.D., 19 91 at 3:25 o'clock P M., and duly recorded in Vol. M91, of Deeds on Page 5199.

Evelyn Biehn, County Clerk

FEE $33.00 By Darlene Mullendore