

30068

Unless a change is requested, all tax statements shall be sent to  
Grantee at the following address: ~~Return~~

P.O. Box 79

Crescent Lake, OR 97425

K-43121  
WARRANTY DEED

JAMES R. WARD and ELIZABETH A. WARD, husband and wife,  
Grantors, convey and warrant to EDWARD L. HEBERT and MAURICE J.  
ANDERSON, as tenants in common, Grantees, the following described  
property, free of encumbrances except as specifically set forth  
herein:

The following described real property situated in  
Klamath County, Oregon:

PARCEL 1:

A portion of Section 1, Township 24 South, Range 6 East  
of the Willamette Meridian, Klamath County, Oregon,  
commencing at the Northeast corner of said Section 1;  
thence South along the East line of said Section 1, a  
distance of 326.3 feet to the point of beginning of the  
tract herein conveyed; thence continuing South along the  
East line of said Section 1, a distance of 145 feet;  
thence West and parallel to the North line of Section 1  
to the Easterly right of way of State Highway 58; thence  
Northwesterly along the East right of way line to a  
point which is due West of the point of beginning;  
thence East and parallel to the North line of said  
Section 1 to the point of beginning.

PARCEL 2:

Commencing at the Southeast corner of the property  
described in Parcel 1; thence North along the West line  
of Section 6, Township 24 South, Range 7 East of the  
Willamette Meridian, Klamath County, Oregon, a distance  
of 168.65 feet to a steel rod marked "NNN/256, S6";  
thence East along the NNN/256 line of said Section 6,  
244.93 feet to a steel rod set 15 feet West of the  
centerline of an existing right of way for powerline;  
thence South 15 degrees 19' 12" East, parallel to and 15  
feet Westerly of said centerline, a distance of 132.95

- 1 - WARRANTY DEED (WARD31)

Gray Fancher Holmes Hurley Bryant & Lovlien  
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feet to a steel rod set on the centerline of an existing road; thence South 82 degrees 44' 10" West, a distance of 282.53 feet to the point of beginning.

TOGETHER WITH: A 1978 Statler 24'x48' mobile home, vehicle identification no. 24487932.

ALSO TOGETHER WITH: the rights and obligations set forth in that certain Water Agreement given by James R. Ward and Elizabeth A. Ward, husband and wife, to Robert D. Rist and Joan Rist, husband and wife, dated September 12, 1981, recorded October 8, 1981, in Volume M81, Page 17794, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Easement, including the terms and provisions thereof, given by James R. Ward and Elizabeth Ward, husband and wife, to Manley Farrar and Edith B. Farrar, husband and wife, dated August 8, 1980, recorded May 27, 1981 in Volume M81, page 9351, Deed Records of Klamath County, Oregon.

2. Water Agreement, including the terms and provisions thereof, given by James R. Ward and Elizabeth A. Ward, husband and wife, to Robert D. Rist and Joan Rist, husband and wife, dated September 12, 1981, recorded October 8, 1981 in Volume M81, Page 17794, Deed Records of Klamath County, Oregon.

3. Trust Deed, including the terms and provisions thereof, executed by James R. Ward and Elizabeth Ward, husband and wife, as Grantors, to Mountain Title Company, as Trustee, for Lloyd A. Hollemon and Dorothy M. Hollemon, as Beneficiary, dated October 16, 1989, recorded October 17, 1989 in Volume M89, Page 19673, Mortgage Records of Klamath County, Oregon, to secure payment of \$52,000.00, which Trust Deed Grantor will pay in accordance with its terms.

The true consideration for this transfer is \$168,000.00.

Grantor will warrant and defend the real property and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE

- 2 - WARRANTY DEED (WARD3I)

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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.

DATED this 30th day of May, 1991.

James R. Ward  
JAMES R. WARD

Elizabeth A. Ward  
ELIZABETH A. WARD

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 30th day of May, 1991 by James R. Ward and Elizabeth A. Ward.

John  
Notary Public for Oregon  
My Commission Expires: 9/22/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day of May A.D., 19 91 at 11:30 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 10324.

FEE \$38.00

Evelyn Biehn - County Clerk  
By Debra M. Munk

After recording return to:

Western Pioneer Title Co., P.O. Box 10146, Eugene, OR 97440

- 3 - WARRANTY DEED (WARD31)

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