

31902



Coll #552

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. ma / Page 13679

BRIAN L. CURTIS and DOLORES E. CURTIS, husband and wife
convey(s) to MARGARET E. JOHNSON, hereinafter called grantor,
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 THOSE 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 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 12 day of July, 19 91.

Brian L. Curtis
BRIAN L. CURTIS

Dolores E. Curtis
DOLORES E. CURTIS

STATE OF OREGON, County of Klamath)ss.
July 12, 19 91.

Personally appeared the above named Brian L. Curtis and Dolores E. Curtis and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-15-92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Margaret E. Johnson
2951 Beverly Drive
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,

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/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

A parcel of land situated in Government Lot 16, Section 7, Township 35 South, Range 7 E.W.M., more particularly described as follows: Commencing at the Southeast corner of said Government Lot 16, thence N. 89 degrees 56'40" W. along the South line of said Government Lot 16 a distance of 571.43 feet more or less to the West right-of-way line of State Highway 427; thence N. 01 degrees 23'30" W. along the West right-of-way line of said State Highway 427 a distance of 150 feet to the TRUE POINT OF BEGINNING; Thence from said true point of beginning N. 01 degrees 23'30" W. along the West right-of-way line of said State Highway 427 a distance of 229.19 feet; thence N. 89 degrees 57'40" W. a distance of 438.45 feet; thence S. 00 degrees 02'20" W. a distance of 55 feet; thence N. 89 degrees 57'40" W. a distance of 220 feet to a point on the Westerly line of said Government Lot 16; thence S. 14 degrees 24'30" W. along the Westerly line of Government Lot 16 a distance of 179.74 feet; thence S. 89 degrees 57'40" E. a distance of 708.78 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
of July A.D. 19 91 at 3:43 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 13679.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline M. Mucke