

50062

92 SEP 1

PM 3

WARRANTY DEED (INDIVIDUAL)

Aspen 38455

Vol. 92 Page 19942

KENNETH D. STEVENS and PATRICIA A. STEVENS

, hereinafter called grantor, convey(s) to

PATRICK J. EHLE and KIMBERLY A. EHLE

of Klamath, State of Oregon, described as:

The property described in the Exhibit 'A' attached hereto and made a part hereof.

Key Nos. 126517, 129505, 129514, 129391, 129453

** by the tax roll the premises herein described have been zoned or classified for forest land use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest; Reservations in Patent as recorded in Book: 49 Page: 403 and Book: 93 Page: 4; Conditions and restrictions in deed as recorded in Book: 262 Page: 265; Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Little Deschutes River and public rights of fishing and recreation in and to the shoreline of said river; Conditions and Restrictions in Deed as recorded 5/28/81 in Book: M-81 Page: 9483

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 Dept. to verify the approved uses.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1992/93 real property taxes; This property lies within and is subject to the levies and assessments of the Fire Patrol District; As disclosed** 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 \$ 201,000.00 .

**

Dated this 26th day of August, 1992.

KENNETH D. STEVENS

PATRICIA A. STEVENS

STATE OF OREGON, County of Deschutes) ss.

August 26, 1992 personally appeared the above named Kenneth D. Stevens and Patricia A. Stevens and acknowledged the foregoing instrument to be their voluntary act and deed.

SHARON KUNKLE
NOTARY PUBLIC - OREGON
My Commission Expires 2-28-94

Before me:

Notary Public for Oregon

My commission expires: 2/28/94

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STEVENS

TO

EHLE

After Recording Return to:
Mr. and Mrs. Patrick Ehle
P.O. Box 9
Lyons, OR 97358

TAXES TO ABOVE ADDRESS

Form 5901-2

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Deputy

EXHIBIT "A"

PARCEL 1:

That portion of the SE 1/4 of Section 2 lying West of WAGON TRAIL ACREAGES THIRD ADDITION, TRACT 1136 and South of LITTLE RIVER RANCH SUBDIVISION, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The N 1/2 of the NE 1/4 of Section 11, Township 23 South, Range 9 East of the Willamette Meridian, all lying West of the Little Deschutes River, in the County of Klamath, State of Oregon.

PARCEL 3:

The E 1/2 of the SW 1/4 of Section 2, Township 23 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 51 MAP 2309 TL 200
CODE 51 MAP 2309-11A0 TL 500
CODE 51 MAP 2309-11A0 TL 600
CODE 51 MAP 2309-2D0 TL 1800
CODE 51 MAP 2309-2D0 TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day
of Sept. A.D., 19 92 at 3:11 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 19942

FEE \$35.00

Evelyn Biehn County Clerk

By Debra M. Mendenhall