



**Aspen**  
TITLE & ESCROW, INC.

Aspen Title #01039075  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
GERALD A. SABIN and  
NANCY L. SABIN

5760 Bel Aire Drive  
Klamath Falls, OR 97603

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

ROGER H. FLAGG and MARGARET A. RAMSAY, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to GERALD A. SABIN and  
NANCY L. SABIN, 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. . . . .

*See also nls*  
"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 covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon 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  
\$120,000.00.

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 23rd day of October, 1992.

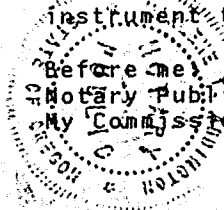
Roger H. Flagg  
ROGER H. FLAGG

Margaret A. Ramsay  
MARGARET A. RAMSAY

STATE OF OREGON, County of Klamath)ss.

On October 23, 1992, personally appeared the above named ROGER  
H. FLAGG and MARGARET A. RAMSAY and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me, Barlene J. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.



## EXHIBIT "A"

A portion of Tract 32, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described in instrument recorded in Book 256 at Page 96, Deed Records of Klamath County, Oregon, as follows:

Beginning at a point on the South line of a parcel of land deeded as "Parcel Three" in a deed from the Enterprise Land and Investment Company to Klamath County, Oregon, for road purposes, and described in Klamath County Deed Records, Volume 229 at Page 300, which point is North 89 degrees 54' East, 1366.6 feet; thence South 0 degrees 06' East, 73.0 feet from the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and which point of beginning is on the present Southerly right of way line of Shasta Way; thence North 89 degrees 54' East, along the Southerly line of said "Parcel Three", or along the present Southerly right of way line of Shasta Way, a distance of 50.0 feet; thence South 0 degrees 06' East, 150.0 feet; thence South 89 degrees 54' West, 110.5 feet, more or less, to a point on the Southeasterly line of a parcel of land deeded as "Parcel One" in the above mentioned deed in Volume 229 at Page 300, of Klamath County Deed Records; thence North 30 degrees 38 1/2' East, along the Southeasterly line of said "Parcel One", a distance of 69.9 feet; thence continuing along said Southeasterly line of said "Parcel One", to the left along the arc of a circle, the radius of which is 175.9 feet and the long chord of which bears North 15 degrees 16' East, 96.68 feet, more or less, to the point of beginning, being a portion of Tract 32, Enterprise Tracts, in the County of Klamath, State of Oregon, and lying in the Northeast quarter of Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

MAP 3909-3BA TL 4800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day  
of Oct. A.D. 19 92 at 9:42 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 25188.  
Evelyn Biehn County Clerk  
By Dorlene Mueller

FEE \$35.00