

54427

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 92 Page 28087

DAVID J. WIEBER

hereinafter called grantor,

convey(s) to ROBERT C. SHERIDAN and BARBARA J. KAYLOR-SHERIDAN, husband
and wife
County of Klamath, State of Oregon, described as:

all that real property situated in the

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 Covenants, conditions, restrictions, reservations, rights, rights of way
and easements of record, if any, 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 \$ 109,000.00 ^{However, the actual/consideration consists of or includes other property or value given or promised which is / part of the / 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 20 day of November, 19 92.

David J. Wieber
David J. Wieber

STATE OF OREGON, County of Klamath)ss.
November 20, 19 92.

Personally appeared the above named David J. Wieber and acknowledged the foregoing instrument to be his voluntary act and deed.

DEBORAH F. RAY, Notary Public
State of Ohio
My Commission Expires Aug. 12, 1993

Before me:

11-20-92 Deborah F. Ray
Notary Public for Mahoning County
My Commission Expires: _____

David J. Wieber

GRANTOR'S NAME AND ADDRESS

Robert C. & Barbara J. Kaylor-Sheridan
1851 Old Fort Rd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/fee/fila/instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____ Deputy

FORM 605-2.54



28088

EXHIBIT "A"

A tract of real property in the W 1/2 of the SE 1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marked with a one-half inch steel rod, on the Easterly right of way boundary of Old Fort Road, this date existing, which point bears North 32.72 feet and East 287.01 feet from the South one-sixteenth corner of Section 22, Township 38 South, Range 9 East of the Willamette Meridian; thence along said Easterly right of way boundary of Old Fort Road, North 50 degrees 34' East, 96.88 feet and North 23 degrees 00' East, 229.12 feet to a one-half inch iron pipe; thence leaving said right of way boundary, at right angles, bearing South 67 degrees 00' East, 676.63 feet to a one-half inch iron pipe; thence South 18 degrees 09' West, 316.12 feet to a one-half inch iron pipe; thence North 67 degrees 00' West, 735.41 feet to a one-half inch iron pipe on existing fence line; thence continuing North 67 degrees 00' West, 12.78 feet, more or less, to the point of beginning.

CODE 156 MAP 3809-2200 TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of Nov. A.D., 19 92 at 10:50 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 28087.

FEE \$35.00

Evelyn Biehn County Clerk

By *Quentin M. Biehn*