

62431



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol m93 Page 12690

MICHAEL W. STAHL and PATRICIA L. STAHL, husband and wife
convey(s) to RICHARD C. PERDUE and JOAN PERDUE, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

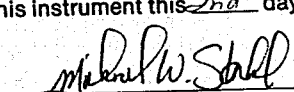
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

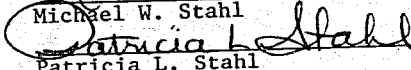
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 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 \$ 135,500.00 ^{135,500.00} ~~135,500.00~~ ^{however, the actual consideration consists of or includes other property or value given or promised which is / is the whole / 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 2nd day of June, 19 93.


Michael W. Stahl

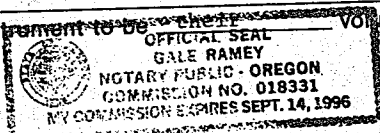

Patricia L. Stahl

STATE OF OREGON, County of Klamath ss.

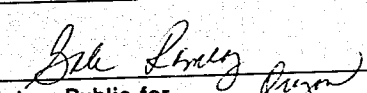
June 2, 19 93.

Personally appeared the above named Michael W. Stahl and Patricia L. Stahl and acknowledged the foregoing

instrument to be a voluntary act and deed.



Before me:


Notary Public for
My Commission Expires: 9-14-96

Michael W. Stahl and Patricia L. Stahl

GRANTOR'S NAME AND ADDRESS

Richard C. Perdue and Joan Perdue

9536 Hill Rd.

Klamath Falls, OR 97603

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/file/instrument/microfilm No. _____,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East 205.0 feet along the North line of the NE 1/4 NW 1/4 to the true point of beginning; thence South parallel to the West line of the NE 1/4 NW 1/4 490.0 feet; thence East parallel to the North line of the NE 1/4 NW 1/4 200.0 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 490.0 feet to the North line of the NE 1/4 NW 1/4; thence West along the North line of the NE 1/4 NW 1/4 200.0 feet to the point of beginning.

LESS road right of way for Hill Road and subject to a 15 foot road easement along the West side of the parcel described; and subject to a 20 foot easement for a water line being 10 feet on either side of the following described center line beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East along the North line of the NE 1/4 NW 1/4 105.0 feet; thence South parallel to the West line of the NE 1/4 NW 1/4 330.0 feet to the true point of beginning; thence East parallel to the North line of the NE 1/4 NW 1/4 200.0 feet.

CODE 165 MAP 3910-3200 TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 3rd day
of June A.D., 19 93 at 10:55 o'clock AM., and duly recorded in Vol. M93,
of Deeds on Page 12690.
Evelyn Biehn County Clerk
By Pauline Nielsen

FEE \$35.00