

62865



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m93 Page 13577

BOB LEE ALDRIDGE and KATHERINE L. ALDRIDGE, husband and wife
 convey(s) to JERRY O. ANDERSON and ELIZABETH ANDERSON, 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, reservations, restrictions, 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 \$ 157,500.00. ~~However, the actual con-~~
~~sideration consists of or includes other property or value given or promised which 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 8th day of June,
 19 93.

Bob Lee Aldridge
 Bob Lee Aldridge
Katherine L. Aldridge Bob Lee Aldridge
 Katherine L. Aldridge by Bob Lee Aldridge POA

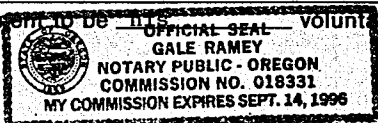
STATE OF OREGON, County of Klamath) ss.

June 8, 19 93.

Personally appeared the above named Bob Lee Aldridge

and acknowledged the foregoing

instrument to be voluntary act and deed.



Before me:

Gale Ramey
 Notary Public for Oregon
 My Commission Expires: 9-14-96

Bob Lee Aldridge & Katherine L. Aldridge

GRANTOR'S NAME AND ADDRESS

Jerry O. Anderson & Elizabeth Anderson
3717 Beverly Dr.
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/fel/file/
 Instrument/microfilm No. ____,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____ Deputy

NOTARY PUBLIC
STATE OF OREGON
KATHERINE L. ALDRIDGE
13578

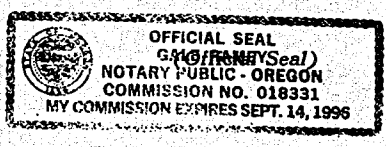
13578

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 8th day of June, 1993 personally appeared Bob Lee Aldridge, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Katherine L. Aldridge and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me: [Signature] (Signature)
[Signature] (Title of Officer)

IN WITNESS WHEREOF, the said Notary Public, at the County of Klamath, State of Oregon, on the 8th day of June, 1993, has hereunto set her hand and official seal.

Bob Lee Aldridge

Notary Public - Oregon
Commission No. 018331
My Commission Expires Sept. 14, 1996

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000 05 12002 100030000
JUN 11 1993

PARCEL 1:

A tract of land situated in the SW 1/4 SE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8 inch iron pin which is located West 30.00 feet and North 00 degrees 46' 00" East 60.01 feet from the Southeast corner of SW 1/4 SE 1/4 of said Section 27; thence West 291.59 feet to a 5/8 inch iron pin; thence North 00 degrees 15' 50" West 296.06 feet; thence East 296.92 feet; thence South 0 degrees 46' 00" West 296.09 feet to the true point of beginning.

PARCEL 2:

The SW 1/4 SE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of the SW 1/4 SE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, beginning at a point 30 feet West and 60.01 feet North of said corner; thence running North paralleling quarter line 956.9 feet; thence West 308.836 feet; thence South 956.76 feet; thence East 291.58 feet to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at a 5/8 inch iron pin which is located West 30.00 feet and North 00 degrees 46' 00" East 60.01 feet from the Southeast corner of SW 1/4 SE 1/4 of said Section 27; thence West 291.59 feet to a 5/8 inch iron pin; thence North 00 degrees 15' 50" West 296.06 feet; thence East 296.92 feet; thence South 0 degrees 46' 00" West 296.09 feet to the true point of beginning.

EXHIBIT "A" CONTINUED

PARCEL 3:

A tract of land situated in the SW 1/4 of the SE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, Block 4, BEVERLY HEIGHTS, said point being 30.00 feet West of the Southeast corner of the said SW 1/4 of the SE 1/4; thence West 310.42 feet to the Northwest corner of said Lot 6; thence North 18 degrees 07' East 63.13 feet to the Southwest corner of that tract of land described in Book 299 at Page 331, Deed Records of Klamath County, Oregon; thence East 291.59 feet to the Southeast corner of said tract; thence South 00 degrees 46' West 60.01 feet to the point of beginning, with bearings based on said Beverly Heights Subdivision.

CODE 158 MAP 3809-2700 TL 901
CODE 158 MAP 3809-2700 TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 11th day
of June A.D., 19 93 at 9:40 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 13577.
Evelyn Biehn - County Clerk
By Daniel Newlander

FEE \$45.00