

65912



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

Vol. mg3 Page 19607

ROBERT L. THOMAS and ARDYS L. THOMAS, husband and wife
convey(s) to BRENDA R. HUMMEL, hereinafter called grantor,
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 \$ 82,000.00 /~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (Delete between symbols if not applicable See ORS 92.030) //~~

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 6th day of August, 19 93.

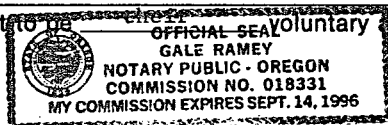
Robert L. Thomas
Robert L. Thomas

Ardys L. Thomas
Ardys L. Thomas

STATE OF OREGON, County of Klamath
August 6, 19 93.

Personally appeared the above named Robert L. Thomas and Ardys L. Thomas

instrument to the voluntary act and deed.



Before me:

Notary Public for Gale RameyMy Commission Expires: 9-14-96

Robert L. Thomas and Ardys L. Thomas

GRANTOR'S NAME AND ADDRESS

Brenda R. Hummel1715 Lakeshore DriveKlamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First FederalP. O. Box 5270Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First FederalP. O. Box 5270Klamath 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

SPACE RESERVED

FOR

RECORDER'S USE

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

EXHIBIT "A"

PARCEL 1:

Beginning at the Southwesterly corner of Lot 56, LAKESHORE GARDENS, in the County of Klamath, State of Oregon; thence Northerly along the Westerly boundary of said Lot 56, 108.1 feet to the Northwesterly corner of said Lot 56; thence Easterly along the Northerly boundary of said Lot 56, which is also the North boundary of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, a distance of 106 feet; thence Southwesterly in a straight line to the point of beginning, being a part of Lot 56 LAKESHORE GARDENS, according to the plat thereof recorded on Page 7 of Book 7 of Plats of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the North line of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, which is 68 feet West along the said North line of said SW 1/4 NW 1/4 from its intersection with the Southerly boundary of Rock Creek Road; (now known as Lakeshore Drive); thence West 82 feet along the said North line of said SW 1/4 NW 1/4; thence Northeasterly on a straight line to a point on the Southerly boundary of the Rock Creek Road which is 150 feet Northwesterly along the Southerly boundary of the Rock Creek Road from its intersection with the Northerly line of said SW 1/4 NW 1/4 of Section 25; thence Southeasterly along the Southerly boundary of the Rock Creek Road a distance of 75 feet; thence Southwesterly in a straight line to the point of beginning.

ALSO, beginning at a point on the Northerly boundary of the Rock Creek Road which is 150 feet Northwesterly along the said Northerly boundary of the Rock Creek Road from its intersection with the North line of the SW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian; thence due North 20 feet, more or less, to the water line of Upper Klamath Lake; thence Southeasterly along the said water line of Upper Klamath Lake, a distance of 75 feet; thence due South 20 feet, more or less to the Northerly boundary of the Rock Creek Road; thence Northwesterly along the Northerly boundary of the Rock Creek Road 75 feet, to the point of beginning, both parcels being located in Lot 1, Section 25, Township 38 South, Range 8 East of the Willamette Meridian.

CODE 191 MAP 3808-25BD TL 2400
CODE 190 MAP 3808-25BB TL 1800
CODE 190 MAP 3808-25BB TL 1600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of Aug. A.D., 19 93 at 3:37 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 19607

Evelyn Biehn, County Clerk

By [Signature]

FEE \$35.00