

73774

12-30-93P03:20 RCVD

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ATCH 01041006

Aspen TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
Eliot Ottmar
7308 Reeder Road
Klamath Falls, OR 97603

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

BEN H. PATTERSON, JR., hereinafter called GRANTOR(S), convey(s)
to ELIOT OTTMAR, a single man, 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

gc

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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
~~\$25,500.00.~~

In construing this deed and where the context so requires, the
singular includes the plural.

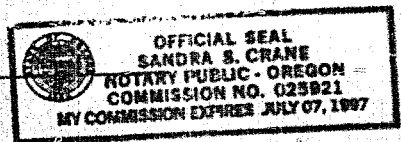
IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of December, 1993.

[Signature]
BEN H. PATTERSON, JR.

STATE OF OREGON, County of Klamath)ss.

On December 29, 1993, personally appeared Ben H. Patterson, Jr.,
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My Commission Expires: July 7, 1997



A tract of land situate in the NE 1/4 SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pipe which is 1605.05 feet North and 30.00 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian and running thence West 208.71 feet; thence South 298.71 feet; thence East 208.71 feet; thence North 208.71 feet to the point of beginning.

EXCEPTING THEREFROM the South 30 feet used for county road purposes.

CODE 170 MAP 3910-19DO TL 900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 30th day
of Dec. A.D., 19 93 at 3:20 o'clock P. M., and duly recorded in Vol. M93
of Deeds on Page 35517

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Mulholland