

76865

03-01-94A11:05 RCVD

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77037

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**Aspen**  
 TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN NO. 05041284

AFTER RECORDING RETURN TO:

JOHN J. KROPHOLLER

2403 Lindley  
Klamath Falls, OR 97601

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

 JAMES V. BESWICK AND SHEILA M. BESWICK, hereinafter called  
 GRANTOR(S), convey(s) to JOHN J. KROPHOLLER, A MARRIED MAN AS  
 HIS SOLE AND SEPARATE PROPERTY 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  
 MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

 SK  
 "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,

 "THIS INSTRUMENT BEING RE-RECORDED TO ATTACH THE LEGAL DESCRIPTION"  
 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  
 \$11,000.00.

 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 24 day of FEBRUARY, 1994.

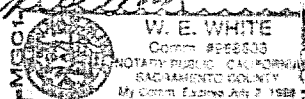
James V. Beswick  
 JAMES V. BESWICK

Sheila M. Beswick  
 SHEILA M. BESWICK

 CALIFORNIA  
 STATE OF OREGON, County of SACRAMENTO )ss.

February 24, 1994

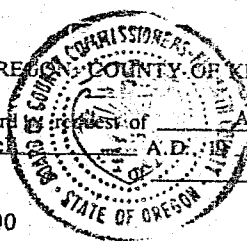
 Personally appeared the above named JAMES V. BESWICK AND SHEILA  
 M. BESWICK and acknowledged the foregoing instrument to be THEIR  
 voluntary act and deed.

 Before me: CRITIC W.E. WHITE, NOTARY PUBLIC  
 Notary Public for SACRAMENTO COUNTY, CALIF.  
 My Commission Expires: 7-1-96
W.E. WHITE, NOTARY PUBLIC  
W.E. WHITE


STATE OF OREGON, COUNTY OF KLAMATH: ss.

 Filed for record in interest of Aspen Title & Escrow, Inc. the 1st day  
 of March A.D. 1994 at 11:05 o'clock AM. and duly recorded in Vol. M94  
Deeds on Page 6398

FEE \$30.00

 Evelyn Biehn, County Clerk  
 By Annette M. [Signature] INDEXED


## EXHIBIT "A"

6734

Lot 4, Block 6, Tract No. 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4, Block 6, said point being South 00 degrees 02' 50" East 252.56 feet from the Northwest corner of Lot 4, Block 6; thence from said point of beginning North 89 degrees 45' 26" East 345.00 feet to a point on the East line of Lot 4, Block 6; thence South 00 degrees 02' 50" East 190.04 feet along the East line of said Lot 4, Block 6 to a point; thence South 89 degrees 46' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 189.94 feet along the West line to the point of beginning.

ALSO LESS AND EXCEPT the following:

A parcel of land situated in Lot 4, Block 6, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Lot 4, Block 6; thence North 89 degrees 45' 08" East 345.00 feet along the North line of Lot 4, Block 6 to a 1/2" iron pin at the Northeast corner of Lot 4, Block 6; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 4, Block 6 to a point; thence South 89 degrees 45' 26" West 345.00 feet to a point on the West line of Lot 4, Block 6; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 4, Block 6 to the point of beginning.

CODE 227 MAP 4008-20BO TL 2300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 3rd day  
of March A.D., 1994 at 3:27 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 6733

FEE \$10.00

Evelyn Biehn  
By Daniel M. Biehn County Clerk