

77204

Vol. 94 Page 7133

03-08-94A11:00 RCVD



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01041370 ^{EO}

AFTER RECORDING RETURN TO:
Mr. and Mrs. Robert G. Wilken
3346 Derby Street
Klamath Falls, OR 97603

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

WILLARD ROBINSON and PHYLLIS ROBINSON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ROBERT G. WILKEN and
CHRISTINE A. WILKEN, husband and wife, 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. . . .

RESERVING UNTO GRANTORS A LIFE ESTATE ON THE REAL PROPERTY
LEGALLY DESCRIBED HEREIN.

RW
"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
\$16,000.00.

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 7th day of March, 1994.

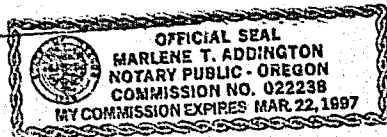
Willard Robinson
WILLARD ROBINSON

Phyllis Robinson
PHYLLIS ROBINSON

STATE OF OREGON, County of Klamath)ss.

On March 7, 1994, appeared Willard Robinson and Phyllis
Robinson, and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997



The South 53.4 feet of a tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10 Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 520.0 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 40' East a distance of 200.0 feet to an iron pin; thence North 1° 02' West a distance of 106.7 feet to an iron pin; thence South 89° 40' West a distance of 200.0 feet to an iron pin; thence South 1° 02' East a distance of 106.7 feet, more or less, to the place of beginning.

A parcel of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 520 feet and North 1° 02' West a distance of 53.4 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and which is the point of beginning of this description; thence North 89° 40' East a distance of 200 feet to an iron pin; thence North 1° 02' West a distance of 160.0 feet to an iron pin; thence South 89° 40' West a distance of 200 feet to an iron pin; thence South 1° 02' East a distance of 160.0 feet, more or less, to the point of beginning.

A parcel of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the forty line a distance of 520 feet from the iron pin that marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres; said point of intersection also being the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10; running thence North 1° 2' West a distance of 266.8 feet to the Northwest corner of the tract herein described; thence North 89° 40' East a distance of 200 feet; thence South 1° 2' East 53.4 feet; thence South 89° 40' West 200 feet; thence North 1° 2' West 53.4 feet to the point of beginning.

continued ...

description continued ...

A tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 520 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 10, and running thence North 1° 2' West 266.8 feet to the Southwest corner of the tract herein conveyed; thence North 89° 40' East 200 feet; thence North 1° 2' West 53.3 feet; thence South 89° 40' West 200 feet; thence South 1° 2' East 53.3 feet to the place of beginning.

SCHEDULE C

The land referred to in this Policy is described as follows:

The Easterly 245.00 feet as measured along the Northerly boundary and the Southerly boundary of the following described tract:
A tract of land in the NE $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 30.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence, continuing North 89°40' East a distance of 490.0 feet to an iron pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.0 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day
of March A.D., 19 94 at 11:00 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 7133.

FEE \$45.00

Evelyn Biehn County Clerk

By Dorinda Needenshaw