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03-08-94P03:29

47C 4117
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m94 Page 7213

BARNEY CALMES

convey(s) to ROBERT SHERMAN and MARY ANN SHERMAN, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 17, 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 the Northwest corner of said Section 17; thence South 00° 09' 31" East 1281.53 feet; thence East 1841.82 feet; thence North 28° 50' 54" West 115.00 feet; that tract of land described in Deed Volume M-91, Page 3604 of the Klamath County Deed Records and being the true point of beginning of this description; thence continuing North 61° 09' 06" East 50.00 feet; thence South 28° 50' 54" East, parallel to the Northeasterly line of said Deed Volume M-91 at Page 3604, 410.34 feet to a point on Northerly line of that tract of land described in Deed Volume M-74, Page 8660 of the Klamath County Deed Records; thence North 71° 16' 54" West, along said Northerly line, 74.10 feet; thence North 28° 50' 54" West 355.65 feet to the true point of beginning.

"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.

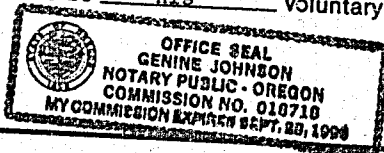
The true and actual consideration for this transfer is \$1,050.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 March, 19 94.

Barney Calmes

STATE OF OREGON, County of KLAMATH)ss.
MARCH 8,, 19 94.

Personally appeared the above named BARNEY CALMES
 Instrument to be his voluntary act and deed. and acknowledged the foregoing



Before me: Genine Johnson
 Notary Public for OREGON
 My Commission Expires: September 28, 1996

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert & Mary Ann Sherman14611 Keno Worden Rd.Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was received for record on the 8th day of March, 19 94, at 3:29 o'clock P.M., and recorded in book/reel/volume No. M94 on page 7213 or as document/fee/file/instrument/microfilm No. 77235, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Dorlene Muller Deputy

Fee \$30.00