

NA 78761

WARRANTY DEED

Vol. 1194, Page 10360

KNOW ALL MEN BY THESE PRESENTS, That Harold Rush, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold M. Rush, Jr. AND Betty J. Rush, Husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

(See Exhibit A, Attached hereto AND
INCORPORATED HEREIN BY REFERENCE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of April, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.930.

Harold Rush Jr.

STATE OF OREGON, County of KLAMATH) ss.This instrument was acknowledged before me on April 7, 1994, by Harold Rush, Jr.

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

CARMEN BABCOCK
NOTARY PUBLIC-OREGONMy Commission Expires 5/2/94

Carmen Babcock

Notary Public for Oregon

My commission expires 5/2/94Harold Rush, Jr.147 Robelee Ln.Roseburg, OR 97470

Grantor's Name and Address

Harold M. Rush, Jr. AND Betty J. Rush147 Robelee Ln.Roseburg, OR 97470

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Harold M. Rush, Jr.147 Robelee Ln.Roseburg, OR 97470

Until requested otherwise send all tax statements to (Name, Address, Zip):

Harold M. Rush AND Betty J. RushP.O. Box 1405Roseburg, OR 97470SPACE RESERVED
FOR
RECORDER'S USESTATE 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 in book/reel/volume No. _____ on page _____ and/or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

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Exhibit A

A tract of land described as follows:

Beginning at a point on the East West Quarter line which lies North 88°57' East a distance of 612.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 Twp. 39 S.R. 9 E.W.M. and running thence; continuing North 88°57' East along the East West quarter line a distance of 135.0 feet to an iron pin; thence North 1°12' West parallel to the W. section line of said section 11 a distance of 331.4 feet to a point; thence S. 88°57' West parallel to the East West quarter line a distance of 135.0 feet to a point; thence S. 1°12' East a distance of 331.4 feet more or less to the point of beginning, said tract containing 1.02 acres, more or less, in the the S 1/2 of the SW 1/4 of the N 1/4 of section 11, Twp. 39 S.R. 9 E.W.M. in Klamath County, State of Oregon. SAVING AND EXCEPTING that portion deeded to PAUL T. HATCHETT and BLANCHE I. HATCHETT in Deed recorded Vol. 355, Page 484.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

SUBJECT, However to the following easements and reservations:

1. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use, and for drainage purposes, for the benefit of adjoining property owners.
2. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner, and shall be painted outside; that all buildings shall be set back at least 60 feet from the center line of the above mentioned roadway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Harold M. Rush Jr the 7th day of April A.D. 19 94 at 3:06 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 10360.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller