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07-01-94P03:40 RCVD

# 01041887  
WARRANTY DEED

Volume 94 Page 20706

AFTER RECORDING RETURN TO:  
LARRY GENE PRICE  
P.O. Box 1002  
Klamath Falls, Or. 97601

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

KATHRYN LOUISE WALKER WHO ACQUIRED TITLE AS KATHRYN LOUISE  
HAWKINS hereinafter called GRANTOR(S), convey(s) to LARRY GENE  
PRICE hereinafter called GRANTEE(S), all that real property  
situated in the County of , State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
year 1989-90 are now a lien but not yet payable. 2) Conditions,  
Restrictions shown on the recorded plat of Fairacres No.1. 3)

Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Enterprise Irrigation District. 4) Regulations, including  
levies, liens, assessments, rights of way and easements of the  
South Suburban Sanitary District recorded May 24, 1983 in Book  
M-83 Page 8062, also recorded May 30, 1986 in Book M-86 at page  
9346 and further recorded January 6, 1988 in Book M-88 page 207.

5) Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Klamath Basin Improvement District. 6) Reservations, including  
the terms and provisions thereof, as set forth in Deed recorded  
in Book 100 at page 545 of Deed records of Klamath County,  
Oregon. 7) Easement, including the terms and provisions  
thereof in favor of Shaw and Baraboo T.V., Inc. recorded March  
17, 1960 in Book 319 page 505. 8) Trust Deed, including the

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  
\$40,000.00.

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 15th day of September 1989

*Kathryn Louise Walker*  
KATHRYN LOUISE WALKER WHO ACQUIRED TITLE AS KATHRYN LOUISE HAWKINS

STATE OF OREGON, County of ) ss.

September 18, 1989

Personally appeared the above named KATHRYN LOUISE WALKER WHO  
ACQUIRED TITLE AS KATHRYN LOUISE HAWKINS and acknowledged the  
foregoing instrument to be her voluntary act and deed.

Before me: *Andrea Handsaker*  
Notary Public for Oregon

My Commission Expires: ~~March 4, 1992~~ July 23, 1993

20707

## EXHIBIT "A"

A tract of land being a portion of Lot 73, FAIR ACRES SUBDIVISION NO. 1, situated in the NE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 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 73, 155.0 feet North of the Southwest corner of said Lot 73; thence East, parallel to the South line of said Lot 73, 250 feet; thence North, parallel to the West line of said Lot 73; 174 feet more or less to a point on the North line of said Lot 73; thence West 250 feet to the Northwest corner of said Lot 73; thence South 174 feet to the point of beginning.

EXCEPTING that portion deeded to Klamath County by deed recorded December 5, 1963 in Book 349 at Page 511 for the widening of Homedale Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 1st day  
of July A.D. 19 94 at 1:40 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 20706

FEE \$35.00

By Evelyn Biehn County Clerk  
Douglas Mulenbore