

90396

ATE #0264226

10-31-94 11:15 RCVD

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. m94 Page 33662

AFTER RECORDING RETURN TO:
MR. & MRS. TERRY R. TALBOT

1411 Eugene St.
Klamath Falls, OR 97605

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

LAURIE PEACORE and JOSEPH WERLINGER JR, wife and husband, and
CAROLYN F. PEACORE and LARRY E. PEACORE, wife and husband,
hereinafter called GRANTOR(S), convey(s) to TERRY R. TALBOT and
PATRICIA E. TALBOT, 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
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . .

Code 162 Map 3910-900 Tax Lot 630

ST
pt
"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
\$225,000.00.

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 25th day of October, 1994.

Laurie Peacore
LAURIE PEACORE

Joseph Werlinger, Jr.
JOSEPH WERLINGER, JR.

Carolyn F. Peacore
CAROLYN PEACORE

Larry E. Peacore
LARRY E. PEACORE

STATE OF OREGON, County of Klamath)ss.

On this 26th day of October, 1994, personally appeared the
above named LAURIE PEACORE and JOSEPH WERLINGER, JR., and
CAROLYN F. PEACORE and LARRY E. PEACORE, and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Sandra S. Crane
Notary Public for OREGON
My Commission Expires: 7/7/97

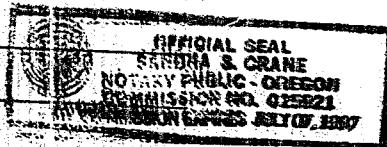


EXHIBIT "A"

33663

A parcel of land situated in the SW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southwest corner of the W 1/2 E 1/2 NE 1/4 SW 1/4 of Section 9; thence North 0 degrees 14' 19" East, 446.60 feet to a 1/2 inch iron pin; thence North 0 degrees 10' 38" East 273.23 feet to a 1/2 inch iron pin; thence South 89 degrees 27' 29" East, 326.50 feet to a 1/2 inch iron pin on the Eastline of said W 1/2 E 1/2 NE 1/4 SW 1/4; thence South 0 degrees 6' 40" West along said East line W 1/2 E 1/2 NE 1/4 SW 1/4, 717.87 feet to a 1/2 inch iron pin marking the Southeast corner of said W 1/2 E 1/2 NE 1/4 SW 1/4; thence North 89 degrees 48' West along the South line of said NE 1/4 SW 1/4, 329.80 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes 30.00 feet in width across the Westerly portion of the W 1/2 E 1/2 NE 1/4 SW 1/4 of said Section 9, being adjacent to and Easterly of the West line thereof and beginning at the North line of said W 1/2 E 1/2 NE 1/4 SW 1/4 and terminating at the North line of the above described parcel, as more fully described in Book M-76 at Page 8962.

ALSO TOGETHER WITH an easement for power line maintenance 20.00 feet in width across the Southerly portion of the E 1/2 E 1/2 NE 1/4 SW 1/4, being adjacent to and Northerly of the South line thereof; said easement beginning at the Westerly right of way line of Pine Grove Road, a county road, and terminating at the East line of the above described parcel.

TOGETHER WITH Easements for Public Roadway as more fully described in Books M-65, Page 3579; M-68, Page 150; M-68, Page 151; M-68, Page 152; M-68, Page 153; M-72, Page 4840 and M-76 at Page 8958.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title Co the 31st day
of Oct A.D. 19 94 at 11:15 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 33662.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mulleard