

01-17-95A10:29 RCVD

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Aspen Title # 05045656

## DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT HENRY F. JARRARD and DOROTHY JARRARD, husband and wife, convey and warrant unto ALLIE M. BRAY, Grantee, the following described real property situated in Klamath County, Oregon free of encumbrances except as shown on this Deed; to-wit:

Beginning at the Northeast corner of Tract 32 of Altamont Small Farms, thence North 88 deg. 46' West along the Northerly line of said tract two hundred (200) feet; thence South 0 deg. 11' West four hundred fifty two (452) feet, more or less, to the Northeasterly line of the right of way of the Great Northern Ry. as more particularly described in deed recorded Volume 95 of Deeds at page 278, Records of Klamath County, Oregon; thence Southeasterly along the Northerly line of said right of way two hundred sixty (260) feet, more or less, to the Easterly boundary of Tract 31, Altamont Small Farms; thence along the Easterly boundary of said Tracts 31 and 32, North 0 deg. 11' East six hundred ten (610) feet, more or less, to point of beginning, containing 2.46 acres, more or less, and being the Easterly two hundred (200) feet of that portion of Tracts Thirty-one and Thirty-two (31 and 32) of Altamont Small Farms lying Northeasterly from the right of way of the Great Northern Railway.

Also, subject to reservations, restrictions, easements and rights of way of record and those apparent on the land.

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.

TO HAVE AND TO HOLD said premises with their appurtenances unto said Grantee, her heirs, devisees, grantees, successors and assigns, forever.

The true and actual consideration paid for this transfer stated in terms of dollars is \$32,000.00.

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first herein written.

Henry F. Jarrard  
Henry F. Jarrard

Dorothy Jarrard  
Dorothy Jarrard

STATE OF OREGON )  
 ) SS  
County of Klamath )

On this 30 day of June, 1986, personally appeared the above named Henry F. Jarrard and Dorothy Jarrard and acknowledged the foregoing Instrument to be their voluntary act and deed. BEFORE ME:

(SEAL)

Rick Owens  
Notary Public for Oregon  
My Commission expires 5-14-88

After Recording return to : Allie M. Bray, 3338 Anderson St., Klamath Falls, OR 97603.

STATE OF OREGON; County of Klamath: SS

I hereby certify that the within instrument was received and filed for record on the 17th day of Jan, A.D., 1995 at AM and duly recorded in Vol. 195 of DEED RECORDS on Page 1016.

Bernetha G. Letsch County Clerk

FEE: \$ 30.00

By Pauline Mullens Deputy.