

94278

01-31-95P03:29 RCVL

WARRANTY DEED

STOVENS PUBLISHING CO. PORTLAND, OREGON

KNOW ALL MEN BY THESE PRESENTS, That SYBIL L. ROBIN Vol 195 Page 2213

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AUBREY GUY SPEARS and OLETTA SPEARS with rights of survivorship the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

*** SEE ATTACHED DESCRIPTION ***

THIS DOCUMENT IS IN COMPLIANCE WITH CONTRACT FOR SALE OF REAL PROPERTY dated August 22, 1988, and ASSIGNMENT OF VENDEES INTEREST dated October 20, 1989.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

grantor will warrant and forever defend the said 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 91.616.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of October, 1989, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

Sybil L. Robin

STATE OF OREGON,

County of Klamath } ss.
October 23, 1989Personally appeared the above named
SYBIL L. ROBIN

and acknowledged the foregoing instrument to be hers voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-92

STATE OF OREGON, County of _____

Personally appeared _____

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation after corporate seal)

Sybil L. Robin

Aubrey & Oletta Spears
5621 Holiday Rd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Aubrey Spears & Oletta Spears
5621 Holiday Rd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address, same as above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

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 _____ or as file/instrument/microfilm/reception No. _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

BEGINNING at an iron pipe which is S 89° 08' W. 372.2 feet from the Northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 E.W.M.; thence N. 40° 25' W. 179.5 feet to an iron pipe; thence S. 61° 58' W. 229.2 feet to an iron pipe; thence S. 25° 46' E. 190.0 feet to an iron pipe; thence N. 59° 00' E. 275.7 feet to the place of beginning, containing 1.06 acres, lying in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 E.W.M.

SAVING AND EXCEPTING the following described property: BEGINNING at an iron pipe which is South 89° ~~08'~~ 80' West 372.2 feet from the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 8 E.W.M.; thence, N. 40° 25' W. a distance of 179.5 feet to an iron pipe; thence, S. 61° 58' W. 75 feet; thence Southeasterly to a point which is S. 59° 00' W. a distance of 110 feet from the place of beginning; thence North 59° 00' E. a distance of 110 feet to a point of beginning.

SUBJECT TO: Contracts and or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: Rights of the public in and to any portions of the herein-described premises lying within the boundaries of roads or highways.

ALSO SUBJECT TO: The lien of any bonds issued and outstanding assessments water and irrigation rights, easements for roads, ditches and canals and regulations concerning the Plevna District Improvement Company's project.

ALSO SUBJECT TO: No means of ingress or egress to or from the hereinabove described property as disclosed by the Klamath County Assessor's map. However, SELLER represents that she has used the right-of-way to provide access to the hereinabove-described property from the public highway, openly, adversely and notoriously since 1944.

ALSO SUBJECT TO: Right of way for pole line conveyed to the California Oregon Power Company, a corporation, by deed recorded March 30, 1926, on page 383 of Volume 69 of Deed records of Klamath County, Oregon..

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 31st day of Jan. A.D., 19 95 at 3:29 o'clock P. M., and duly recorded in Vol. M95 of Deeds on Page 2213.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Quentin Thillend