

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

K-48392

ASPEN TITLE #05043703

AFTER RECORDING RETURN TO:
PAUL J. & CALE P. ARRITOLA

20509 Hwy 39
Seamath Falls OR 97603

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

MARY KAYE EVANS CO-CONSERVATOR FOR JAMES L. HARRIS AND THELMA HARRIS, who took title as J. L. HARRIS AND THELMA L. HARRIS hereinafter called GRANTOR(S), convey(s) to PAUL J. ARRITOLA AND CALE P. ARRITOLA, NOT AS TENANTS IN COMMOM, BUTH WITH RIGHTS OF SURVIVORSHIP, 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 BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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, contracts and/or liens for irrigation and/or drainage,

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 13TH day of SEPTEMBER 1995.

Mary Kaye Evans
MARY KAYE EVANS, CO-CONSERVATOR

STATE OF Oregon
County of Gaston

On Sept. 15, 1995, MARY KAYE EVANS personally appeared before me,

☐ who is personally known to me
☒ whose identity I proved on the basis of Acem ID
☐ whose identity I proved on the oath/affirmation of

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Colleen Fogarty
Notary Public for State of Oregon
My Commission Expires: August 11, 1998

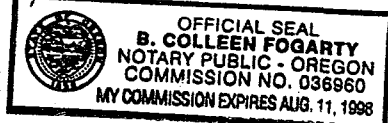


EXHIBIT "A"

That portion of Lot 1, Block 1, PINE GROVE RANCHETTES, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 1 degree 48' 53" West along the Westerly boundary of said Lot 1, 170.53 feet; thence South 72 degrees 46' 40" East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 foot radius curve to the left (delta - 7 degrees 00' 11", 32.98 feet) 33.00 feet to a point on the curve; thence leaving said curve and said lot line North 00 degrees 08' 00" East 210.74 feet to a point on the North line of said Lot 1; thence North 89 degrees 58' 00" West along said Lot line 132.20 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 18th day
of Sept A.D., 19 95 at 3:23 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 25194

FEE \$35.00

By Bernetha G. Letch County Clerk