

50.00



1990 13:32

Atc # 01044135 WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044135

303+803+9000

AFTER RECORDING RETURN TO: SHERRY A. SLAGER P.O. Box 7519 Blamath Falls (DR 97602-0519

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

DONNA GAIL SMITH, hereinafter called GRANTOR(S), convey(s) to SHERRY A. SLAGER, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Bregon, 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, 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 Trust Deed, in favor of Elbert W. Stiles and Wyoming Stiles, Trustees under Trust Agreement dated February 7, 1986, recorded August 12, 1987 irust Agreement dated rebruary /, 1985, recorded August 12, 198 in Book M~87, Page 14469, Mortgage Records of Klamath County. Oregon, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantor hereby holds Grantee harmless therefrom and agrees to pay this Trust Deed in full at the time of, or prior to, payment in full of the debt owed to Grantor herein from Grantee herein under the terms and conditions of a Trust Deed being recorded immediately subsequent to this Deed.,

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 \$100.000.00.

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 the day of December, 1995.

X	DONNA GAIL SMITH						
~	DONNA	GAIL	SMITH				

STATE OF

____, COUNTY OF _ _)ss.

The foregoing instrument was acknowledged before me this _ day of December, 1995, by Donna Gail Smith.

Before me: Notary Public for My Commission Expires:

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KAREN L. KORIN COMM. # 975524 Notary Public — California SANTA CLARA COUNTY My Comm. Expires NOV 1, 1996

STATE OF CALIFORNIA COUNTY OF SANTA CLARA)

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On January 11, 1996 before me, KAREN L. KORIN, personally appeared DONNA SMITH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within instrument and acknowledged to me that he/she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal Signature (Seal)

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SHERRY A. SLACE C. Cong. 2610 L'HARDOM FOILS (R. 677623-0610 AFTER RECORDING PETURN 10;

ASPEN FITLE ESCROUP HO. DIDA4135

HAC

00-01-13603:31 BCVP

TITLE & ESCROW COMPANY, INC

9.05

PARCEL 1:

01-10-1996

15:33

A parcel of land situated in Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 35; thence South 89 degrees 40' 10" East along the North line of said Lot 36 a distance of 645.1 feet to the Northwest corner of parcel conveyed to Lloyd Lee Hall, et ux., by deed recorded in Book M-81 at Page 10708, Deed Records of Klamath County, Oregon; thence South along the West line of last mentioned parcel a distance of 667.07 feet to the South line of said Lot 36; thence North 89 degrees 52' 45" West along the South line of Lots 36 and 35, a distance of 1290.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, North 07 degrees 03' 55" East a distance of 675.0 feet, more or less, to the North line of said Lot 35; thence South 89 degrees 50' 15" East along said North line a distance of 561.0 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situate in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of Government Lot 16, said point being the Initial Point of River's Bend Subdivision according to the recorded plat thereof; thence Southerly along the Easterly boundary of River's Bend Subdivision to the Southeast corner of said subdivision; thence East along the South line of Government Lot 34, 451.0 feet to a point; thence South 89 degrees 50' 15" East 613.34 feet; thence along the East line of Government Lots 34, 27, 25 and 16, North 0 degrees 19' 00" West 2274.21 feet, more or less, to the point of beginning.

CODE 118 MAP 3507-2000 TL 1100 CODE 118 MAP 3507-2000 TL 900

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of		of	Aspen Title				the	12th	day
of	Jan '	A.D., 19	96 at Deeds	3:37	o'clock	- 10	recorded in Vol.	M96	
		of	Deeds	· <u>-</u>		Page10	Actsch, County	/ Clerk	
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