



WARRANTY DEED

#01044613

AFTER RECORDING RETURN TO:

FRANK J. PROCTOR

1070 ArrowheadKlamath Falls, OR 97601

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

ROBERT BUDROW, hereinafter called GRANTOR(S), convey(s) to
FRANK J. PROCTOR, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

A tract of land situated in the S 1/2 NE 1/4 of Section 34,
Township 35 South, Range 10 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, more particularly
described as follows:

Beginning at a point on the East right-of-way line of a public
road, said point being North 89 degrees 48 minutes 10 seconds
East a distance of 60.00 feet and South 00 degrees 16 minutes 52
seconds West a distance of 785.00 feet from the Northwest
corner of the SW 1/4 NE 1/4 of said Section 34; thence South 00
degrees 16 minutes 52 seconds West along the East right-of-way
line of said road a distance of 362.50 feet; thence East a
distance of 603.85 feet; thence North a distance of 362.50 feet;
thence West a distance of 602.07 feet, more or less, to the
point of beginning.

EXCEPTING from the above described property the Easterly 230
feet.

CODE 229 MAP 3510-34A0 TL 5400

"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
\$11,000.00.

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 24th day of April, 1996.

X Robert Budrow
ROBERT BUDROW

STATE OF OREGON

County of Mult

On April 27, 1996, ROBERT BUDROW personally appeared before
Continued on next page

96 MAY -1 P4:00

me,

_____ who is personally known to me

☒ whose identity I proved on the basis of Oregon Driver License

_____ whose identity I proved on the oath/affirmation of _____, a credible witness

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

Teresa A Wheat

Notary Public for Oregon

My Commission Expires: Sept 5, 1999



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Aspen Title _____ the 1st day
of May A.D., 19 96 at 4:00 o'clock P. M., and duly recorded in Vol. M96
of Deeds _____ on Page 12474.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Cheryl Russell