

20581

Vol 196 Page 19278



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044816

AFTER RECORDING RETURN TO:

DONALD E. CROWE

1635 Bly Mt. Cutoff Rd.
Bonanza, OR 97623

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

CAROLE MAE REAGLE, hereinafter called GRANTOR(S), convey(s) to
DONALD E. CROWE, 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,

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
\$174,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

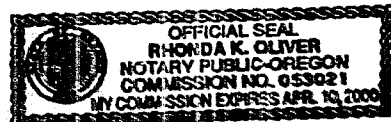
IN WITNESS WHEREOF, the grantor has executed this instrument
this 27th day of June, 1996.

CAROLE MAE REAGLE

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 27th
day of June, 1996, by CAROLE MAE REAGLE.

Before me:
Notary Public for Oregon
My Commission Expires: April 10, 2000



96 JUN 28 AM 1:07

EXHIBIT "A"

19279

A parcel of land situated in the E 1/2 of the SE 1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the one-quarter corner common to Sections 34 and 35, said corner being marked with a 1/2" rebar with the original scribed corner stone next to it from which a 13" Juniper bearing tree bears North 24 degrees East 118.4 feet; and a 22" Juniper bearing tree bears South 69 degrees West 205.00 feet; thence South 1 degree 14' 58" West 1000.00 feet, along the section line common to Sections 34 and 35, to a 1/2" rebar; thence North 89 degrees 17' 53" West 903.27 feet, parallel to the East-West centerline of Section 34, to a 1/2" rebar on the Easterly right of way line of the Bly-Bonanza Cut-Off Road; thence Northerly along the Easterly right of way line of said road, to a 1/2" rebar on the East-West centerline of Section 34; thence South 89 degrees 17' 53" East 1041.00 feet, along said East-West centerline of Section 34, to the place of beginning.

CODE 37 & 36 MAP 3811 TL 6600

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of June A.D., 1996 at 11:07 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 19278

FEE \$35.00

By Bernetha G. Letsch, County Clerk