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4+C# 01044923  
**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. m96 Page 25320

Vernon M. Gearhard and Frances M. Gearhard, husband and wife  
convey(s) to Dennis L. Ross and Theresa Ross, husband and wife  
all that real property situated in the  
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 those apparent on 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 \$                    . However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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

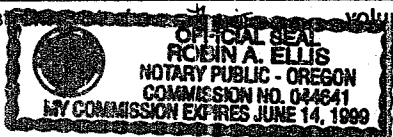
IN WITNESS WHEREOF, the grantor has executed this instrument this 15<sup>th</sup> day of August, 1996.

Vernon M. Gearhard  
Frances M. Gearhard

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Vernon M + Frances M Gearhard

ins                      voluntary act and deed.



Before me: Robin A. Ellis  
Notary Public for K.F.F.  
My Commission Expires: 6-14-99

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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 document/fee/file/instrument/microfilm No.           , Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By                      Deputy

## EXHIBIT "A"

A parcel of land situated in the SE 1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod on the South line of Section 32 from which the Southeast corner of said Section 32 bears South 89 degrees 57' 50" East, 1324.39 feet; thence continuing along said South line North 89 degrees 57' 50" West, 802.39 feet; thence North 00 degrees 37' 30" West, 520.03 feet; thence North 89 degrees 57' 50" West, 515.54 feet to a 5/8" iron rod on the West line of the SE 1/4 of Section 32; thence North 00 degrees 05' 12" East, 2108.55 feet to a point on the South right of way line of Cheyne Road; thence South 89 degrees 57' 54" East, 48.98 feet along said South right of way line to a point on the Easterly right of way line of a 30 foot wide road easement; thence Southerly along said Easterly right of way line the following described courses:

- (1) South 08 degrees 10' 43" West, 125.43 feet;
- (2) thence South 27 degrees 20' 19" East, 56.16 feet;
- (3) thence South 55 degrees 11' 28" East, 236.69 feet;
- (4) thence South 24 degrees 28' 48" East, 235.64 feet;
- (5) thence South 03 degrees 43' 22" East, 173.72 feet;
- (6) thence South 02 degrees 15' 55" West, 74.49 feet to a 5/8" iron rod;

thence leaving said Easterly right of way line South 89 degrees 03' 28" East, 971.17 feet to a 5/8" iron rod; thence South 00 degrees 14' 42" West, 1842.00 feet to the point of beginning.

CODE 18 MAP 4010-3200 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of August A.D., 19 96 at 3:56 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 25320

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]