

48057

97 NOV -3 P3:20

Vol. 1997 Page 36400

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

ATC 03046943  
AFTER RECORDING RETURN TO:  
RALPH HIRSCHFELDER  
5155 S. ETHA STREET  
KLAMATH FALLS, OR 97603

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

THE VIRGINIA N. MINNIER TRUST DTD MAY 5, 1992, DANIEL E.  
MINNIER, TRUSTEE, TERESA BORDERS, TRUSTEE, hereinafter called  
GRANTOR(S), convey(s) and warrants to RALPH HIRSCHFELDER,  
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  
\$63,000.00.

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 31<sup>st</sup> day of October, 1997.

THE VIRGINIA N. MINNIER TRUST DTD MAY 5, 1992

Daniel E. Minnier Trustee  
DANIEL E. MINNIER, TRUSTEE

Teresa M. Borders Trustee  
TERESA BORDERS, TRUSTEE

Daniel E. Minnier  
DANIEL E. MINNIER, INDIVIDUALLY

Teresa M. Borders  
TERESA BORDERS, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On November 3, 1997, personally appeared DANIEL E. MINNIER  
who acknowledged the foregoing instrument to be his voluntary  
act and deed.

[Signature]  
Notary Public for Oregon

My Commission Expires: 6/15/98 5/31/98



STATE OF OREGON, County of Multnomah)ss.

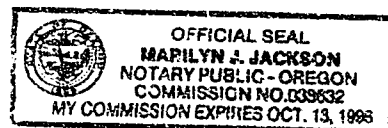
On October 31<sup>st</sup>, 1997, personally appeared TERESA BORDERS  
who acknowledged the foregoing instrument to be her voluntary  
Continued on next page

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WARRANTY DEED  
PAGE 2

act and deed.

Marilyn J. Jackson  
Notary Public for Oregon  
My Commission Expires: 10/13/1998



## EXHIBIT "A"

## PARCEL 1:

A portion of the SW 1/4 of the NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS", a subdivision in Klamath County, Oregon; thence South along the East boundary of the said "SUMMERS HEIGHTS" a distance of 138.55 feet to an iron pin; thence leaving said boundary and running North 76 degrees 26' East 140.4 feet to an iron pin; thence North 14 degrees 15 1/2' West 85.0 feet to an iron pin on the Southerly right of way of the U.S.B.R. A-3 Lateral; thence North 78 degrees 31' West along said Southerly right of way of the said A-3 Lateral, a distance of 117.87 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land for road purposes being more particularly described as follows: Beginning at the Northeast corner of Summers Heights Subdivision; thence South along Summers Heights Subdivision 138.55 feet; thence North 76 degrees 26' East 25.72 feet; thence North 127.42 feet; thence North 78 degrees 31' West 25.51 feet to the point of beginning.

## PARCEL 2:

A parcel of land in the SW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS," a subdivision of Klamath County, Oregon; thence South 78 degrees 31' East along the Southerly right of way of the USBR A-3 Lateral a distance of 117.87 feet to an iron pin which is the true point of beginning of this description; thence leaving said right of way of said lateral South 14 degrees 15 1/2' East 85.0 feet to an iron pin; thence North 76 degrees 26' East 76.0 feet to a iron pin on the Westerly right of way of the said USBR A-3-D Lateral; thence North 29 degrees 28' East along said Westerly right of way 64.6 feet, more or less to its intersection with the Southerly right of way of the USBR A-3 Lateral; thence following the said Southerly right of way of said A-3 Lateral around a 27 degree 31 1/2' curve to the right and whose long chord bears North 84 degrees 28' West 44.3 feet to an iron pin; thence North 78 degrees 31' West 19.33 feet to the true point of beginning of this description.

CODE 41 MAP 3909-14BC TL 2600

CODE 41 MAP 3909-14BC TL 2700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of November A.D., 19 97 at 3:20 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 36400.

FEE \$40.00

By Bernetha G. Leisch County Clerk  
Hettler 11/22/97