



# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED

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ASPEN TITLE ESCROW NO. 05049724

AFTER RECORDING RETURN TO:

ESTHER J. BOTTING

4504 Denver Ave.  
Klamath Falls, OR 97603

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

JOE ASHBY AND CHRIS ASHBY, hereinafter called GRANTOR(S),  
 convey(s) to ESTHER J. BOTTING, 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  
 \$60,000.00.

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 13th day of July, 1999.

Joe Ashby  
 JOE ASHBY

Chris Ashby  
 CHRIS ASHBY

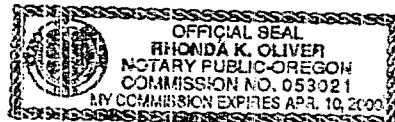
STATE OF OREGON, County of Klamath)ss.

On July 13, 1999, personally appeared the above named Joe Ashby  
 and Chris Ashby and acknowledged the foregoing instrument to be  
 their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 4/10/2000



## EXHIBIT "A"

28218

A parcel of land situated in the N 1/2 SW 1/4 NW 1/4 of Section 11, 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 a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from which the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian bears South 89 degrees 44 1/2' West along the center line of said roadway 1081.9 feet to a point in the West boundary of said Section 11 and North 0 degrees 13 1/2' West along the Section line 1662.5 feet; running thence South 0 degrees 7' East 331.7 feet to a point in the Southerly boundary of said N 1/2 SW 1/4 NW 1/4 of said Section 11; thence North 89 degrees 42' East along said boundary line 67.5 feet; thence North 0 degrees 7' West 331.75 feet, more or less, to center line of said roadway; thence South 89 degrees 44 1/2' West along the center line of said roadway 67.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes.

CODE 41 MAP 3909-11BC TL 2900

State of Oregon, County of Klamath  
Recorded 7/14/99, at 3:29 p.m.  
In Vol. M99 Page 28217  
Linda Smith,  
County Clerk Fee \$ 35- RR