

2006-016244

Klamath County, Oregon

Recording Requested By:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601



00001021200600162440020020

When Recorded Return To:

08/11/2006 03:21:44 PM

Fee: \$26.00

Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ASPEN: 6918

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## COVER SHEET

**DOCUMENT:** Special Warranty Deed

**GRANTOR:** Joseph T. Riker, III and Joan F. Riker

**TRUSTEE:**

**GRANTEE:** Alice Judene Gotcher

**CONSIDERATION:** \$

**DATE:** March 13, 1996

### **LEGAL DESCRIPTION:**

Beginning at a point 660 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the county of Klamath, State of Oregon, on the property of Otis V. Sayler, being the Southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is East 30 feet of the center of a road intersecting the Dalles-California Highway from the North, and which pin is North 30 feet of the center of said highway; thence East 330 feet; thence North 66 feet; thence West 330 feet; thence South 66 feet to the place of beginning.

Code 43 map 3909-1BC TL 4600

**SUBJECT TO:** Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

**ALSO SUBJECT TO:** Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86 at page 9346, and as per Ordinance No. 31, recorded January 6, 1988, in Book M-88 at page 207, and as per Ordinance No. 32, recorded May 14, 1990, in Book M-90 at page 9131.

\$26-A

SPECIAL WARRANTY DEED

JOSEPH T. RIKER, III, and JOAN F. RIKER, husband and wife, Grantors, convey and specially warrant to ALICE JUDENE GOTCHER, Grantee, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described on Exhibit "A", attached hereto and incorporated by reference herein as if fully set forth, subject also to the encumbrances also set forth on Exhibit "A".

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$16,000.00.

DATED this 13<sup>th</sup> day of March, 1991.

Joseph T. Riker III  
JOSEPH T. RIKER, III

Joan F. Riker  
JOAN F. RIKER

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 13<sup>th</sup> day of March, 1991, by JOSEPH T. RIKER, III, and JOAN F. RIKER.

Sandra Handwerker  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 7-23-93

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GRANTORS NAME AND ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GRANTEES NAME AND ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., and recorded in Book \_\_\_\_\_ on Page \_\_\_\_\_ or as File Reel Number \_\_\_\_\_, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer

By: \_\_\_\_\_

Deputy