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 30912
Aspen
 TITLE & ESCROW, INC.
Vol. 1991 Page 6494**WARRANTY DEED (INDIVIDUAL)**

JOHN BETTANDORFF and AUDREY BETTANDORFF, husband and wife
 convey(s) to JAN K. RING, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 3, CASA MANANA, in the County of Klamath, State of Oregon.
 SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. 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 per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Reservations and easements, for irrigation ditch purposes, including the terms and provisions thereof, as set forth in Deed from Peter Sather & Helen Sather, husband and wife to Boyd F. Sprague & Georgiana C. Sprague, husband and wife, recorded August 11, 1950 in Book 241 at page 192, Deed Records.
4. Conditions, restrictions on plat of Casa Manana and recorded May 10, 1963**

"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
 **in Book 14 at page 480.

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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 19 day of APRIL, 1991.

* John Bettendorff by Dea L. Ladd per
 * Audrey Bettendorff by Dea L. Ladd per

STATE OF OREGON, County of _____)ss.
 _____, 1991.

Personally appeared the above named _____

instrument to be _____ voluntary act and deed. _____ and acknowledged the foregoing

Before me:

Notary Public for _____

My Commission Expires: _____

John and Audrey Bettendorff

GRANTOR'S NAME AND ADDRESS

Jan K. Ring

5721 Bryant Ave.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 1991, 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

6495

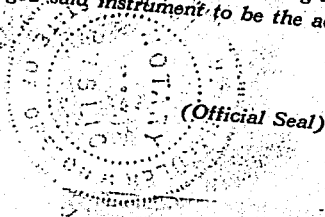
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 16th day of April, 19 87 personally appeared Leah Todd who, being duly sworn (or affirmed), did say that s. he is the attorney in fact for John Bettendorff that s. he executed the foregoing instrument by authority of and in behalf of said principal; and s. he acknowledged said instrument to be the act and deed of said principal.



Before me:

David Chandler
(Signature) 7-6-90

Loan Closer

(Title of Officer)

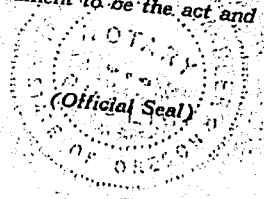
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 16th day of April, 19 87 personally appeared Leah Todd who, being duly sworn (or affirmed), did say that s. he is the attorney in fact for Audrey Bettendorff that s. he executed the foregoing instrument by authority of and in behalf of said principal; and s. he acknowledged said instrument to be the act and deed of said principal.



Before me:

David Chandler
(Signature) 7-6-90

Loan Closer

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company of April A.D., 19 87 at 4:13 o'clock P M., and duly recorded in Vol. M87 day of Deeds on Page 6494
Evelyn Biehn, County Clerk
By *Sam Smith*

FEE \$14.00