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#M-31341
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M 87 Page 15098

ROBERT C. JOHNSON and PATRICIA A. JOHNSON, husband and wife
convey(s) to MARNE TRUDEAU and ROD TIAHRT, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

lots 8 and 9, Block 1, FIRST ADDITION TO LOMA LINDA HEIGHTS IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

"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." X no

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 SEE ATTACHED EXHIBIT "A"

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 \$ 10,000.00. "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 17th day of August, 19 87.

Robert C. Johnson
Patricia A. Johnson

STATE OF OREGON, County of Klamath ss.
August 19, 19 87.

Personally appeared the above named ROBERT C. JOHNSON and PATRICIA A. JOHNSON, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene V. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
4149 Summers Lane
City, 97603
NAME, ADDRESS, ZIP

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

Grantees
4149 Summers Lane
City, 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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"

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of First Addition to Loma Linda Heights.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded August 17, 1964 in Book 335 at page 361 and amended January 15, 1968 in Book M-68 at page 351.
4. Reservations and restrictions, including the terms and provisions thereof, as set forth in that certain instrument recorded March 25, 1932 in Book 97 at page 177, Deed Records.
5. Taxes for the year 1987-88 are now a lien but not yet payable.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Company
on this 21st day of August A.D., 1987
at 11:46 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 15098.

Evelyn Biehn, County Clerk

By

Pam Smith

Deputy.

Fee, \$14.00