

86895

Aspen 532208
WARRANTY DEED - INDIVIDUALVol. M88 Page 6900

AFTER RECORDING RETURN TO:
JOHN C. TRUSTY
JUDITH E. HYDE-TRUSTY
729 W. 13TH
MEDFORD, OR 97205

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

DAVID L. RICE hereinafter called grantor, convey(s) to JOHN C.
TRUSTY and JUDITH E. HYDE-TRUSTY, HUSBAND AND WIFE all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

THE WESTERLY 50 FEET OF LOT 52, LESS THE NORTH 30 FEET THEREOF,
CLOVERDALE, 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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) CONDITIONS,
RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF CLOVERDALE, 2)
REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION
DISTRICT, 3) 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. KL30 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, 4)
EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: GRANTED
TO: F. C. ADAMS, ET UX, DATED: MAY 16, 1941, RECORDED: SEPTEMBER
20, 1945 IN BOOK: 180 AT PAGE: 244.

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
\$11,000.00.

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 26TH day of APRIL 1988.

David L. Rice
DAVID L. RICE

STATE OF OREGON, County of KLAMATH)ss.

April 27, 1988.

Personally appeared the above named DAVID L. RICE, and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me, Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 07/23/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day
of May A.D., 19 88 at 11:48 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 6900.

FEE \$10.00

Evelyn Biehn County Clerk
By Bernetha S. Lettich