



**Aspen**

TITLE & ESCROW, INC.

Aspen #01032323

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
JULIE M. HORNBERGER and  
CHARLOTTE DOWNS

1732 Gary  
Klamath Falls, OR 97603

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

LESTER A. LORADITCH and KARAN LORADITCH, husband and wife  
hereinafter called grantor, convey(s) to JULIE M. HORNBERGER and  
CHARLOTTE DOWNS, not as tenants in common but with full rights  
of survivorship hereinafter called grantee all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

The North one-half of Lot 14, Block 9, PLEASANT VIEW TRACTS, 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." - *CO - J.H.*

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. 2) Regulations,  
including levies, liens, assessments, rights of way and  
easements of Enterprise Irrigation District and of South  
Suburban Sanitary District. 3) Delinquent taxes, plus accrued  
interest 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  
\$18,000.00.

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 3rd day of June 1988.

*Lester A. Loraditch*  
LESTER A. LORADITCH

*Karan Loraditch*  
KARAN LORADITCH

STATE OF OREGON, County of Klamath)ss.

June 3, 1988.

Personally appeared the above named LESTER A. LORADITCH and  
KARAN LORADITCH and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me *Marlene P. Addison*  
Notary Public for Oregon  
My Commission Expires: 3-22-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 6th day  
of June \_\_\_\_\_ A.D. 19 88 at 11:51 o'clock A.M., and duly recorded in Vol. M88  
of \_\_\_\_\_ Deed \_\_\_\_\_ on Page 8685

FEE \$8.00

Evelyn Biehn

County Clerk

By *Mary Moran*

88 JUN 5 AM 11 51