

800-221-1234

**Aspen**

TITLE &amp; ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 BRIAN MARK REEVES  
 LESLEY ANNE REEVES  
 4415 Hope Street  
 Klamath Falls, Oregon 97603

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

CLIFFORD LEON COONROD and GLENDA JOAN COONROD, HUSBAND AND WIFE  
 hereinafter called grantor, convey(s) to BRIAN MARK REEVES AND  
 LESLEY ANNE REEVES, HUSBAND AND WIFE, hereinafter called  
 Grantee, \* all that real property situated in the County of  
 KLAMATH, State of Oregon, described as:

Lot 2, Block 8, Tract No. 1025, WINCHESTER, in the County of  
 Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of  
 Tract No. 1025, Winchester.
2. Regulations, including levies, assessments, water and  
 irrigation rights and easements for ditches and canals of  
 Klamath Irrigation District.
3. Regulations, including levies, assessments, water and  
 irrigation rights and easements for ditches and canals, of  
 Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument  
 recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice  
 to persons intending to Plat lands within the Klamath Basin  
 Improvement District."

4. Declaration of Conditions and Restrictions, but omitting any  
 restrictions based on race, color, religion or national origin  
 appearing of record:  
 Recorded: September 9, 1971 Book: M-71 Page: 9617

5. 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-85 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.

6. 1988-1989 taxes, a lien not yet payable.

"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 those set out above.

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  
 \$39,000.00.

Continued on next page

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WARRANTY DEED - INDIVIDUAL

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PAGE 2

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 27th day of July, 1988.

Clifford Leon Coonrod  
CLIFFORD LEON COONROD

Glenda Joan Coonrod  
GLENDA JOAN COONROD

STATE OF OREGON, County of KLAMATH, ss.

July 28, 1988.

Personally appeared the above named CLIFFORD LEON COONROD and GLENDA JOAN COONROD, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Andrea Handrake  
Notary Public for OREGON  
My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Aug. A.D., 19 88 at 11:03 o'clock A.M., and duly recorded in Vol. M88  
of Deeds on Page 12247

FEE \$13.00

Evelyn Biehn  
By Pauline Muelendore  
County Clerk