



Aspen
TITLE & ESCROW, INC.

Aspen 32271

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
ANTHONY D. TYREE
MICHELLE H. TYREE,
4501 MEADOWS
KLAMATH FALLS, OR 97603

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

ROBERT E. REEL AND LINDA S. REEL, HUSBAND AND WIFE hereinafter
called grantor, convey(s) to ANTHONY D. TYREE AND MICHELLE H.
TYREE, HUSBAND AND WIFE, hereinafter called Grantee, all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 12, Block 13, Tract No. 1148, SECOND ADDITION TO THE
MEADOWS, in the County of Klamath, State of Oregon.

SUBJECT:

1. Regulations, including levies, liens and utility assessments
of the City of Klamath Falls.

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 3062 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.

3. Conditions, restrictions as shown on the recorded plat of
Second Addition to the Meadows.

4. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:

Recorded: October 31, 1977
Book: M-77 Page: 20820
Recorded: January 12, 1978
Book: M-78 Page: 794

5. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Meadows District Improvement Company, as recorded September 29,
1975 in Book M-75 at page 11801, Microfilm Records.

6. Agreement, including the terms and provisions thereof:

Regarding: Water Run-off
Between: Donald L. Sloan and Hazel I. Sloan, et al.
And: Klamath Irrigation District, an Oregon Irrigation District
Recorded: April 14, 1976 Book: M-76 Page: 5337

7. 1988-1989 taxes, a lien, but not yet due and 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
Continued on next page

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NOT
NOT

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lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$39,000.00.

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 1st day of August, 1988.

Robert E. Reel by Linda S. Reel Linda S. Reel
ROBERT E. REEL, by his Attorney in LINDA S. REEL
Fact, LINDA S. REEL

STATE OF OREGON, (County of KLAMATH)ss.

August 1, 1988.

Personally appeared the above named LINDA S. REEL and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-89

STATE OF OREGON, County of Klamath)ss.

August 1, 1988.

Personally appeared LINDA S. REEL, who being duly sworn did say that
she is the Attorney in fact for ROBERT E. REEL, and that she executed
the foregoing instrument by authority of and in behalf of said principal
and she acknowledged said instrument to be the act and deed of said

Sandra Handsaker
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. the 4th day
of Aug. A.D. 19 88 at 3:34 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 12625

FEE \$13.00

Evelyn Biehn
By Debra M. Miller County Clerk