



Aspen #01032520

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JIMMIE M. ALLEN

P.O. Box 7271  
Klamath Falls, OR 97602UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

KLAMATH RIVER ACRES OF OREGON, LTD., a Limited Partnership  
hereinafter called grantor, convey(s) to JIMMIE M. ALLEN  
hereinafter called grantee all that real property situated in  
the County of Klamath, State of Oregon, described as:

Lot 21, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 THE 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) 1988-89 taxes, a  
lien not yet payable. 2) Conditions, Restrictions as shown on  
the recorded plat. 3) All matters arising from any shifting in  
the course of Klamath River. 4) Right, title or interest of the  
public, including governmental bodies in and to that portion of  
said premises lying below the high water line of the Klamath  
River and public rights of fishing and recreation in and to the  
shoreline of said river. 5) Waiver of riparian rights and  
release of damages as disclosed by instrument recorded September  
16, 1905 in Book 18 at page 371. 6) Restrictive covenant,  
recorded October 3, 1986 in Book M-86 at page 18086. 7)  
Improvement Lien #105 in favor of Klamath County, which grantee  
herein hereby assumes and agrees to pay and hold grantor herein  
harmless therefrom.

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  
\$17,000.00.

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 11th day of August 1988.

KLAMATH RIVER ACRES OF OREGON, LTD.

BY:

F. O. SHIPSEY

Continued on next page

AUG 17 PM 3 37

WARRANTY DEED - INDIVIDUAL  
PAGE 2

STATE OF OREGON, County of Klamath)ss.

On this 11<sup>th</sup> day of August, 1988

Personally appeared the above named E. J. SHIPSEY, General Partner of Klamath River Acres of Oregon, Ltd. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Parlene L. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day  
of Aug. A.D., 19 88 at 3:37 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 13323.

FEE \$13.00

Evelyn Biehn County Clerk

By Parlene Mullins