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#01032415

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
GREGORY SCOTT HINES
CHERYL A. HINES

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

DAVID K. GRIMES and SARA A. GRIMES, husband and wife hereinafter
called grantor, convey(s) to GREGORY SCOTT HINES and CHERYL A.
HINES, husband and wife hereinafter called grantee, all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 17, Block 8, Tract No. 1079, SIXTH ADDITION TO SUNSET
VILLAGE, 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. 2) Regulations,
including levies, liens, assessments, rights of way and
easements of Enterprise Irrigation District and of Enterprise
Drainage District and of South Suburban Sanitary District. 3)
This property lies within and is subject to the levies and
assessments of the Sunset Lighting District. 4) Declaration of
Conditions and Restrictions, recorded June 29, 1974 in Book M-74
at page 8283. 5) 1988-89 taxes, a lien not yet payable.

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
\$62,000.00.

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 19th day of August 1988.

David K. Grimes
DAVID K. GRIMES

Sara A. Grimes
SARA A. GRIMES

STATE OF OREGON, County of Klamath)ss.

On this 19th day of August, 1988,

Personally appeared the above named DAVID K. GRIMES and SARA A.
GRIMES and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, *Parlene P. Addington*
Notary Public for Oregon

My Commission Expires: 3-22-89

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Aug. A.D., 19 88 at 12:24 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 13525.

FEE \$13.00

Evelyn Biehn
County Clerk

By Pauline Mulholland

Return: A.T.C.