


**Aspen**

TITLE &amp; ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

*Aspen 32564*

AFTER RECORDING RETURN TO:

PAUL SANDOVAL, JR.

ROSE MARIE SANDOVAL

*5995 Delaware*
*Klamath Falls, OR 97603*

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

 BEN O. RYAN AND NORMA A. RYAN, HUSBAND AND WIFE hereinafter  
called grantor, convey(s) to PAUL SANDOVAL, JR. AND ROSE MARIE  
SANDOVAL, HUSBAND AND WIFE, hereinafter called Grantees, all that  
real property situated in the County of KLAMATH, State of  
Oregon, described as:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

SUBJECT TO:

1. 1988-1989 taxes, a lien not yet payable.
2. Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches and canals, of  
Enterprise Irrigation District.
3. 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 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.
4. Conditions and Restrictions in Deed:  
Recorded: April 17, 1942  
Book: 146  
Page: 535
5. Any improvement located upon the insured property, which  
constitutes a mobile home as defined by Chapter 801, Oregon  
Revised Statutes, is subject to registration and taxation as  
therein provided and as provided by Chapter 308, Oregon Revised  
Statutes.

*B.M.S.* "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 FEEL 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 for 30 days.

 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  
\$38,500.00.

 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 22nd day of August, 1988.

Continued on next page

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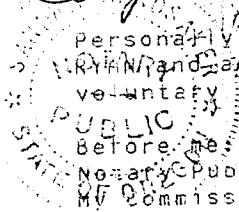
BEN O. RYAN  
BEN O. RYAN

NORMA A. RYAN  
NORMA A. RYAN

STATE OF OREGON, County of KLAMATH) ss.

August 23, 1988.

Personally appeared the above named BEN O. RYAN AND NORMA A. RYAN and acknowledged the foregoing instrument to be their voluntary act and deed.



Sandra Handscher  
Notary Public for OREGON

My Commission Expires: 7-23-89

EXHIBIT "A"

A parcel of land situate in Lot 9, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the records of Klamath County, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the South line of said Lot 9, said point being South 89 degrees 53 minutes East a distance of 320.00 feet from the Southwest corner of said Lot 9; thence South 89 degrees 53 minutes East along the South line of said Lot 9 and the North line of Delaware Avenue a distance of 100.00 feet to a three-fourth inch iron pipe on the Southeast corner of said Lot 9; thence North 00 degrees 54 minutes West along the East line of said Lot 9 and the West line of Patterson Street a distance of 90.00 feet to a three-fourth inch iron pipe on the Northeast corner of said Lot 9; thence North 89 degrees 53 minutes West along the North line of said Lot 9 a distance of 100.00 feet to a one-half inch iron pin; thence South 00 degrees 54 minutes East a distance of 90.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day of Aug. A D, 19 88 at 4:13 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 13647.

Evelyn Biehn . County Clerk

By Debra M. Mendenhall

FEE \$13.00

CL 4 PG 55 004 001