

90721

Vol. M88 Page 13799

Aspen #03032550
 WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 MARTIN THOMAS ISRAEL
 TAMMARA LOUISE ISRAEL
 5245 Sturdivant
 Klamath Falls, OR 97603

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

GIULIO A. FERRONI and THELMA R. FERRONI, husband and wife
 hereinafter called grantor, convey(s) to MARTIN THOMAS ISRAEL
 and TAMMARA LOUISE ISRAEL, husband and wife hereinafter called
 grantee, all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 37 and the East 5 feet of Lot 38, LAMRON HOMES, 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) Regulations,
 including levies, liens and utility assessments of the City of
 Klamath Falls, 2) Regulations, including levies, liens,
 assessments, right of way and easements of Klamath Irrigation
 District and of South Suburban Sanitary District, 3) Conditions,
 Restrictions as shown on the recorded plat, 4) Declaration of
 Conditions and Restrictions, recorded July 28, 1958 in Book 301
 at page 380 and recorded March 19, 1959 in Book 310 at page 658,
 5) Mortgage recorded May 29, 1981 in Book M-81 at page 9592,
 which grantees herein hereby assume and agree to pay and hold
 grantors herein harmless therefrom, 6) Application and Agreement
 for Exemption from Payment of Assessments, recorded November
 25, 1985 in Book M-85 at page 19228, 7) 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
 \$44,000.00.

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 23rd day of August 1988.

Giulio A. Ferroni
 GIULIO A. FERRONI

Thelma R. Ferroni
 THELMA R. FERRONI

Continued on next page

WARRANTY DEED - INDIVIDUAL
PAGE 2

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of August, 1988

Personally appeared the above named GIULIO A. FERRONI and THELMA R. FERRONI and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Barlene P. 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 25th day
of Aug. A.D. 19 88 at 3:47 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 13800.
Evelyn Biehn County Clerk
By Barlene Mullendore

FEE \$13.00