



32655

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

KENNETH R. OSTROM

NANCY S. OSTROM

3805 MAZAMA DR
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDIANE K. DUNCAN AKA DIANE KAY DUNCAN hereinafter called grantor,
convey(s) to KENNETH R. OSTROM AND NANCY S. OSTROM, HUSBAND AND
WIFE all that real property situated in the County of Klamath,
State of Oregon, described as:Lot 1, Block 3, MAZAMA GARDENS, in the County of Klamath, State
of Oregon.

SUBJECT TO:

1. 1988-1989 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of
Mazama Gardens.
3. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Klamath Irrigation District.
4. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:

Recorded: September 19, 1968 Book: M-68 Page: 8485

5. Trust Deed, including the terms and provisions thereof to
secure the amount noted below and other amounts secured
thereunder, if any:

Grantor: Thomas William Duncan and Diane K. Duncan, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls
Dated: July 21, 1971
Recorded: July 22, 1971 Book: M-71 Page: 7676
Fee No.: 54569 Amount: \$18,500.00

Resignation of Trustee under the above Trust Deed by instrument:
Trustee: William Ganong, Jr. Recorded: June 15, 1977 M-77 10503

Appointment of Successor Trustee under the above Trust Deed
by instrument:

Successor: William L. Sisemore Recorded: June 15, 1977 M-77 10504

WHICH SAID TRUST DEED, THE GRANTEE HEREIN AGREES TO ASSUME AND PAY
ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

6. Regulations, including levies, liens, assessments, rights of
way and easements of 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.

"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

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file
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Aspen
TITLE & ESCROW INC

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 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$52,000.00.

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 12 day of September, 1988.

DIANE K. DUNCAN AKA DIANE KAY DUNCAN

STATE OF OREGON, County of KLAMATH)ss.

Sept. 13, 1988.

Personally appeared the above named DIANE K. DUNCAN AKA DIANE KAY DUNCAN and acknowledged the foregoing instrument to be her voluntary act and deed.

me: Sandra Handaker

Notary Public for OREGON

My Commission Expires: 2-23-89

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title Co. the 13th day
of Sept. A.D., 19 88 at 12:17 o'clock P.M., and duly recorded in Vol. M88,
of Deeds on Page 14964

FEE \$13.00

By Rachel M. Mullenbach County Clerk

Approved: William L. Sizemore, Recorder; June 15, 1977. H-77-10504
BY INSTRUMENT:

WHICH SAID TRUST DEED, THE GRANTEE HEREBY AGREES TO ASSUME AND PAY
ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

January 1, 1988 in Book N-83 at page 301.
 Page N-83 at page 336B and as per Ordinance No. 31, recorded
 as per Ordinance No. 30, recorded May 30, 1986 in
 as per Ordinance No. 29, recorded May 24, 1983, in Book N-83 at
 may and assessment of South Suburban Sanitary District, and
 of resolutions, including levies, taxes, assessments, rights of

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