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WARRANTY DEED - INDIVIDUAL

South Sand Store and to lange and store tend to inserve one AFTER RECORDING RETURN TO: somendations lie to some discord KENNETH R. OSTROM NANCY S. OSTROM <u>SOCO WAZAWA DEC</u> smea one broade one distant in broad Kouch Falls OR 9760 3 5.501

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: \$63,000,862

SAME AS ABOVE JESTIDO STJ. STANN BRALDOVD STAL STLUTISCO.

DIANE K. DUNCAN AKA DIANE KAY DUNCAN hereinafter called grantor, convey(s) to KENNETH R. OSIROM AND NANCY S. OSIROM, 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:

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STATE OF DEFENSE COUNTY OF NEARA (A) 62. 1988-1989 taxes, a lien not yet payable. 1.

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2.1. Conditions. Restrictions as shown on the recorded plat of . Mazama Gardens. zni enicestul ani avecalventos bis divisio av

3. Regulations, including levies, assessenths, water and irrigation rights and easements, for ditches and canals, of KODARE TOT TO ENSING TO TOT Klamath Irrigation District.

Declaration of Conditions and Restrictions, but omitting any 4. restrictions based on race, color, religion or national origin appearing of record:

Recorded: September 19, 1968 Book: M-68 Pge: 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 Continued on next page

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WARRANTY DEED - INDIVIDUAL PAGE 2 3-, 26:55



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APPROVED USES. "AUGIVION) - GESC TIMASMAW

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 $\frac{H(1)}{2}$ and $\frac{H(1)}{2}$

The true and actual consideration for this transfer is \$52,000.00. STATINE TO THE FOLLOWING ADDRESS.

In construing this deed and where the context so requires, the singular includes the plural . Toinsig Deliss isitsnigtun KAJNUU YAN BWAIQ ARA MADHUU .A BHAIN U/A IN WITNESS WHEREOF, the grant of has executed this instrument this 12 day of September; 1988.

BUS DIANE K. DUNCAN AKA DANE KAY DUNCAN MASAM . LISTI vectors to

STATE OF OREGON, County of KLAMATH).ss.

1988 gelav ion mathie . caxes the cost Supt.

Rersbnajly, appeared the above named DIANE R. DUNCAN AKA DIANE KAY DUNCAN and acknowledged the foregoing instrument to be her

Novuntary act and deed.

ADIVATES act and deed. Perfore nel Andresses envol on buloni crosseless Notary Bublic for OREGON Multiplication Expires: Multiplication control and and a second control and 2808 1999 80-M : 2008 8001. 01 mbdmasga2 : bontosok

Live Deed, Including the terms and provisions thereof to receive the second notes below and their amounts secured

STATE OF OREGON: COUNTY OF KLAMATH: 22

Vite

Filed	for record	1 at request	of	Aspen' T	itle Co.		the	13th	dav
a state of the second	Sept.		A.D., 19 88	at 12:	17 o'clock	P.M., and	d duly recorded	in Vol. M88	
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Areashtednt di Successor Trustee Under the Boove Trust Beed ijanamurishi vu Successoria [# [f]] and [. Sisemore Recorded: June 15, 1977 He 77 10504

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