



Aspen

TITLE & ESCROW, INC.

32518

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JOHN R. MC CLUNG

MICHELLE N. MC CLUNG

4510 Park Drive
Klamath Falls, OR 97603

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

JAMES G. CHANEY, JR. AND JULIE L. KRIEGER, EACH AS TO AN
UNDIVIDED 1/2 INTEREST hereinafter called grantor, convey(s) to
JOHN R. MC CLUNG AND MICHELLE N. MC CLUNG, HUSBAND AND WIFE,
hereinafter called grantee, all that real property situated in
the County of KLAMATH, State of Oregon, described as:

Lots 37, 38, and 39, Block 14, ST. FRANCIS PARK, in the County
of Klamath, State of Oregon.

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. Conditions and Restrictions in Deed:
Recorded: March 13, 1940 Book: 127 Page: 527
4. Waiver of set-back agreement:
Dated: July 1, 1969
Recorded: July 10, 1969 Book: M-69 Page: 6044
5. 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.

"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 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
\$35,500.00.

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 9th day of September, 1988.

James G. Chaney, Jr.
JAMES G. CHANEY, JR.

Julie L. Krieger
JULIE L. KRIEGER

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STATE OF OREGON, County of KLAMATH ss.

September 14, 1988.

Personally appeared the above named JULIE L. KRIEGER and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, Andrea Handaker
Notary Public for OREGON
My Commission Expires: 7-23-89

STATE OF Washington, County of Thurston ss.
September 13, 1988.

Personally appeared the above named JAMES G. CHANEY, JR., and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, Lola I. Jacobsen
Notary Public for: Washington
My Commission Expires: 7/30/92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Sept. A.D. 19 88 at 11:28 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 15528

FEE \$13.00

Evelyn Biehn - County Clerk
By Pauline Mullendore

THIS INSTRUMENT IN FULL SATISFACTION OF APPLICABLE LAND USE LAWS AND
REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES.

and covenanted that grantor is the owner of the above described
property free of all encumbrances except those set out above
and with warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

the full and actual consideration for this transfer is
in full payment of this deed and where the context so requires, the
instrument includes the interest.

the grantor has executed this instrument
on September 13, 1988.

JULIE L. KRIEGER

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