


Aspen

TITLE & ESCROW, INC.

32693

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

GEORGE A. GARDIS

DOLORES M. GARDIS

1516 Wiard Street
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MAGGIE E. LUCHT hereinafter called grantor, convey(s) to GEORGE A. GARDIS AND DOLORES M. GARDIS, HUSBAND AND WIFE, hereinafter called Grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The Northerly half of Lot 3, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1988-89 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. Reservations in Deed from Walter T. Smith, et.al., to Joseph Wesley Parent, et. ux., dated February 6, 1929, recorded October 29, 1935, in Book 105, page 319, Deed Records of Klamath County, Oregon, for construction of ditches, telephone lines, telegraph lines and electric power lines.
4. 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 \$46,200.00.

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 28th day of September, 1988.

Maggie E. Lucht
MAGGIE E. LUCHT

Continued on next page

16460

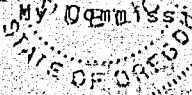
16461

WARRANTY DEED - INDIVIDUAL
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STATE OF OREGON, County of KLAMATH(ss.

September 28, 1988.

Personally appeared the above named MAGGIE E. LUCHT and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me: Sandra Handscher
Notary Public for OREGONMy Commission Expires: 1-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of Sept. A.D., 19 88 at 11:17 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 16460

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mickelson

Very and otherwise of the State Suburban Cemetery District, and
as per Ordinance No. 23, recorded May 24, 1983 in Book M-63 of
Book 401 and as per Ordinance No. 30, recorded May 30, 1986 in
Book M-66 of page 338 and as per Ordinance No. 31, recorded
Ordinance No. 32, recorded in Book M-66 at page 305.

THE UNDERSIGNED, WILLIAM ALVIN HSE OF THE PROPERTY DESCRIBED IN
THE FOREGOING INSTRUMENT, IN VITIATION OF ANTI-CUMULATIVE USE LAWS AND
HEREBY ATTEST, BEING SIGNED AS AFFECTING THIS INSTRUMENT, THE
OFFICE RECORDING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
PROVIDE WITHIN OR COUNTY PLANNING DEPARTMENT TO VERIFY
RECORDING SYSTEM.

and transferred to the person in the order of the above described
property, and as such, encumbrances except those set out above.

and will warrant and defend the same against all persons who may
lawfully make the same, except as shown above.

THE SING AND SINGULAR CONVEYANCE FOR THIS TRANSACTION IS
THE SINGULAR.

IN CONVEYING THIS DEED AND WHERE THE CONTEXT SO REQUIRES, THE
SINGULAR SHALL BE SINGULAR.

IN WITNESS WHEREOF, THE SINGULAR HAS EXECUTED THIS INSTRUMENT
THIS 28th day of September, 1988.