

92763 #03032722

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WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JOYCE E. LANDRUM
1839 KANE STREET
KLAMATH FALLS, OR 97603

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

RICHARD M. PITTINGER and JOAN PITTINGER, husband and wife
hereinafter called grantor, convey(s) to JOYCE E. LANDRUM
hereinafter called grantee, all that real property situated in
the County of Klamath, State of Oregon, described as:

Lot 50, YALTA GARDENS, 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) 1988-89 taxes, a
lien not yet payable. 2) Conditions, Restrictions as shown on
the recorded plat. 3) Regulations, including levies, liens,
assessments, rights of way and easements of the Enterprise
Irrigation District and of the South Suburban Sanitary District.
4) Declaration of Conditions and Restrictions, recorded October
3, 1951 in Book 250 at pge 203. 5) Mortgage, recorded January
15, 1979 in Book M-79 at page 1138, which grantee herein hereby
assumes and agrees to pay and hold grantor herein harmless
therefrom.

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
\$53,000.00.

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 17th day of October 1988.

Richard M. Pittenger
RICHARD M. PITTINGER

Joan P. Pittenger
JOAN PITTINGER

STATE OF OREGON, County of Klamath)ss.

On this 17th day of October, 1988,

Personally appeared the above named RICHARD M. PITTINGER and
JOAN PITTINGER and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:

Charles Johnson
Notary Public for Oregon

My Commission Expires: 1-15-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Oct. A.D., 1988 at 11:13 o'clock AM., and duly recorded in Vol. M88
of Deeds on Page 17472

FEE \$8.00

By Evelyn Biehn County Clerk

Darlene Mueller

