Vol. mgg Page

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WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO: RICHARD M. PITTENGER JOAN P. PITTENGER 112 Wendling Klamath Falls, OR 97601

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

JAMES M. BARNES hereinafter called grantor, convey(s) to RICHARD M. PIITENGER and JOAN P. PITTENGER, husband and wife hereinafter called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The Easterly 55 feet of Lot 2, Block 4, DIXON SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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) Regulations, including levies liens and utility assessments of the City of Klamath Falls. 2) Conditions, restrictions as shown on the recorded plat. 3) Taxes, plus accrued interest, which grantee herein hereby assumes and agrees to pay. 4) City Lien of the City of Klamath Falls, which grantee herein hereby assumes and agrees to pay.

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 \$18,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WIINESS WHEREOF, the grantor has executed this instrument this 20th day of October 1988.

red time JAMES M. BARNES

STATE OF OREGON, County of Klamath)ss.

On this day of October, 1988,

Personally appeared the above named JAMES M. BARNES and acknowledged the foregoing instrument to be his voluntary act BLICS ST and deed.

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Po Before me: Notary Public for Oregon My Commission Expires:

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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Filed for record at request	t of <u>Aspe</u>	n Title Co.	the	<u>21st</u> day
of Oct.	A.D., 19 <u>88</u> at	<u>11:37</u> o'clock <u>A</u> M.	, and duly recorded in '	Vol. <u>M88</u> ,
	ofDee	ds on Page	<u> 17721 </u> .	
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