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Aspen
TITLE & ESCROW, INC.

32748

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WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
DELBERT MC CABE
CYNTHIA MC CABE
3442 HILYARD AVENUE
KLAMATH FALLS, OR 97601

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

RUSSELL W. DAHL and LAYVONNA V. DAHL, husband and wife
hereinafter called grantor, convey(s) to DELBERT MC CABE and
CYNTHIA MC CABE, husband and wife, hereinafter called Grantee,
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

The Easterly 85 feet of Lots 1 and 2, Block 5, ALTAMONT ACRES, in
the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM the Northerly 5 feet thereof
conveyed to Klamath County for road purposes by Deed Volume 300
at page 379, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. 1988-1989 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of
Altamont Acres.
3. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Klamath Irrigation District.
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
5. Reservations in deed from A. L. Wishard, et ux., to Georgia
Sloan, dated September 19, 1925, recored September 21, 1925 in
book 67 at page 432, Deed Records of Klamath County, Oregon.
"20 foot building set back lines and the right is hereby reserved
to enter upon and construct irrigation ditches along the property
lines of the lands described above."
6. Trust Deed, including the terms and provisions thereof to
secure the amount noted below and other amounts secured thereunder,
if any:
Grantor: Russell W. Dahl and Layvonna V. Dahl, husband and wife
Trustee: Mountain Title Company of Klamath County
Beneficiary: Norma Jean Butts
Dated: November 25, 1985
Book: M-85 Page: 19430
Recorded: November 26, 1985
Fee No.: \$19,500.00
WHICH, the Grantee herein agrees to assume and pay according to
the terms and provisions contained therein.

7. Unrecorded Contract, including the terms and provisions thereof:
Vendor: Mary Paddock
Vendee: Norma Jean Butts
Disclosed by: Warranty Deed
Dated: November 25, 1985
Book: M-85
Recorded: November 26, 1985
Fee No.: 55795
WHICH, said Grantee herein is not assuming and the Grantor herein
Continued on next page

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agrees to hold the Grantee harmless therefrom.

"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 \$23,900.00.

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 19th day of October, 1988.

Russell W. Dahl
RUSSELL W. DAHL

Layvonna V. Dahl
LAYVONNA V. DAHL

STATE OF OREGON, County of KLAMATH)ss.

October 20, 1988

personally appeared the above named RUSSELL W. DAHL and LAYVONNA V. DAHL and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Andrea Handsaker
Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of Oct. A.D. 19 88 at 11:37 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 17725

FEE \$13.00

Evelyn Biehn County Clerk

By Andrea Handsaker