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Vol. mag. Page\_

。 日本投资300年4月十一十一年1月4日(4月35年全日4月

19253

AFTER RECORDING RETURN TO: RICHARD H. COHRS FRANCES P. COHRS 1826 Homedale Rd. Klamath Falls; OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX HE REALIZED THE PART OF

to granditus nor included al galaxies of ANNE P. ROSE hereinafter called grantor, convey(s) to RICHARD H. COHRS AND FRANCES P. COHRS, HUSBAND AND WIFE, hereinafter called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 59, YALTA GARDENS, in the County of Klamath State of Oregon.

(Code 41 Map 3909-2AB TL 2600 Key No. 512289)

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Yalta Gardens.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

3. Regulaitons, including the levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recored 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.

4. Reservations and restrictions, including the terms and provisions thereof, as set forth in Deed to Jake Ongaro, et ux., in Book 196 at page 349, Deed Records.

5. Taxes set forth above include Veterans' exemption. property is conveyed to person or persons not eligible for such exemption, re-assessment will be made.

"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 \$37,000.00.

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 10th day of November, 1988.

Continued on next page

62868 19254 1925A Vet mus Pere WARRANTY DEED - INDIVIDUAL staling Phys PAGE 2 OMANY SHT Illiand Car <u>nn</u>d -Ane ROSE, by her attorney ANNE P. in Fact, William C. Roke STATE OF OREGON, County of KLAMATH)ss. November 10, 1988. Rahsonally appeared WILLIAM C. ROSE, who, being duly sworn, did say that he is the Attorney in Favor for ANNE P. ROSE, and that he Avecuted the foregoing istrument by authority of and in Denal to said principal; and he acknowledged said instrument to be The ast and eed of said principal. PUB S Before mer <u>Mandra Handso her</u> Notary Public for Orogon My Commission Expired That a 31 1 ÁBA S Mötäry Public for Orogon My Commission Expires: 7/23/89400 and Adventise العديمون المدت إذا الذي ال (2032年6月)、黄芩、(夏季、))(夏季、))(夏季、))(夏季、)、黄芩、(夏季、))(夏季、(夏季、)) aeron Maleria The told between the normal services is received in the received in the a haran di STATE OF OREGON: COUNTY OF KLAMATH: ss. Aspen Title Co. Filed for record at request of \_\_\_\_\_ 15th \_ the \_ . day A.D., 19 88 at 11:11 o'clock A.M., and duly recorded in Vol. M88 Nov. of of \_\_\_\_ Deeds \_ on Page \_\_\_\_\_ 19253 Evelyn Biehn , County Clerk \$13.00 FEE By Qauline mullendore ti terte set fastik endre fakjude vereranst examption. It beservet i tertik endre skrige vereraa vereraa hot stigtbit not esservet i te setekaansk widde gin genera AL CONTRACTOR OF ALLOW OF ALLOW OF ALLOW FROM THE FROM THE ALLOW THE CONTRACTOR ALLOW THE CON benfinsten evole of in infrance fer fredering and it in a store the store of the st And one engenny the tennade speet the breater become only the sec where the state of additional the second And the starger decay strong and the dark function of the strong the the section of the se Descuriant after botunbas and targate att is created attained attained at the 6 57.7 duch tron on Seundation