



WARRANTY DEED - INDIVIDUAL

32851

AFTER RECORDING RETURN TO:

RICHARD H. COHRS

FRANCES P. COHRS

1826 Homedale Rd.

Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX

STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

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

11 AM 15 NOV 88

WARRANTY DEED - INDIVIDUAL
PAGE 2

ANNE P. ROSE, by her attorney in
Fact, William C. Rose

STATE OF OREGON, County of KLAMATH)ss.

November 10, 1988.

Personally appeared WILLIAM C. ROSE, who, being duly sworn, did
say that he is the Attorney in Favor for ANNE P. ROSE, and that
he executed the foregoing instrument by authority of and in
behalf of said principal; and he acknowledged said instrument to
be the act and deed of said principal.

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 15th day
of Nov. A.D., 19 88 at 11:11 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 19253
FEE \$13.00 Evelyn Biehn County Clerk
By Pauline Mullens