



Aspen

TITLE & ESCROW, INC.

01032875

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 JAMES W. MINDEN
 DIANE L. MINDEN
 1121 LINCOLN STREET
 KLAMATH FALLS, OR 97601

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

RONALD E. PHAIR hereinafter called grantor, convey(s) to JAMES
 W. MINDEN and DIANE L. MINDEN, husband and wife hereinafter
 called grantee, all that real property situated in the County of
 Klamath, State of Oregon, described as:

The Northwesterly 40 feet of Lots 3 and 4, Block 60, NICHOLS
 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." *DM*

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except 1) Conditions,
 restrictions as shown on the recorded plat. 2) Regulations,
 including levies, liens and utility assessments of the City of
 Klamath Falls. 3) Easement as disclosed by instrument recorded
 in Book 55 at page 161, for driveway.

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
 \$5,500.00.

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 23rd day of November 1988.

Ronald E. Phair
 RONALD E. PHAIR

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of November, 1988,

Personally appeared the above named RONALD E. PHAIR and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me: *Marlene V. Addington*
 Notary Public for Oregon
 My Commission Expires: 3-22-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
 of Nov. A.D., 19 88 at 11:15 o'clock AM., and duly recorded in Vol. M88,
 of Deeds on Page 19978.

FEE \$8.00

Evelyn Biehn
 By *Marlene V. Addington* County Clerk

88 NOV 25 AM 11 15