



## WARRANTY DEED - INDIVIDUAL

32968

AFTER RECORDING RETURN TO:

ANTONIA G. PEREZ

ISABEL C. PEREZ

3341 Altamont

Klamath Falls, OR 97603

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

ROBERT C. HANKINS AND AND RAYMOND J. HANKINS AND BECKY HANKINS  
AND NANCY M. ALLEN, ALL AS TENANTS IN COMMON hereinafter called  
grantor, convey(s) to ANTONIA G. PEREZ AND ISABEL C. PEREZ, her  
HUSBAND AND WIFE all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 45, CASITAS, in the County of Klamath, State of Oregon

## SUBJECT TO:

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

2. Declaration of Conditions and Restrictions, but omitting any  
restrictions based on race, color, religion or national origin  
appearing of record: Recorded: July 18, 1953 Book: 262 Page: 161

3. Regulations, including levies, assessments, water and  
irrigation rights and easements for ditches or canals, of the  
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. Application and Agreement for Exemption from Payment of  
Assessments:

Between: Lillian Hankins

And: Klamath Irrigation District

Recorded: November 25, 1985 Book: M-85 Page: 19210

"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  
\$18,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
Continued on next page

88 DEC 6 AM 10 59

35808

20677

WARRANTY DEED - INDIVIDUAL  
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this 2nd day of December, 1988.

Robert C. Hankins

ROBERT C. HANKINS

Becky Hankins, by her power of Attorney

BECKY HANKINS, by her power of Attorney,  
Attorney, ROBERT C. HANKINS

Raymond J. Hankins  
RAYMOND J. HANKINS

Nancy M. Allen  
NANCY M. ALLEN

STATE OF OREGON, County of KLAMATH)ss.

DECEMBER 2, 1988

Personally appeared the above named ROBERT C. HANKINS AND AND  
RAYMOND J. HANKINS AND AND NANCY M. ALLEN and acknowledged the  
foregoing instrument to be THEIR voluntary act and deed.

Before me, Sandra Handsaker  
Notary Public for OREGON  
My Commission Expires: 7-23-89

STATE OF OREGON, County of KLAMATH)ss.

December 2, 1988

Personally appeared ROBERT C. HANKINS, who, being duly sworn,  
did say that he is the attorney in fact for BECKY HANKINS 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, Sandra 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 6th day  
of Dec. A.D. 19 88 at 10:59 o'clock AM., and duly recorded in Vol. M88  
of Deeds on Page 20676

FEE \$13.00

Evelyn Biehn - County Clerk  
By Quinn Mullins