



Aspen #03032900
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
CLARENCE G. REDDELL
MARILYN J. REDDELL

Rt 1, Box 15
Bonanza, OR 97623

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

FRANCIS M. MORAN, hereinafter called GRANTOR, convey(s) to
CLARENCE G. REDDELL and MARILYN J. REDDELL, husband and wife,
hereinafter called GRANTEE, all that real property situated in
the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." *CMR mjr*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules, regulations
and statutory powers of Klamath Irrigation District and City of
Klamath Falls. 2) Conditions and restrictions as shown on
recorded plat of Merryman Replat of vacated portion of Old
Orchard Manor. 3) Trust Deed, including terms and provisions
thereof, recorded March 24, 1978, Book M78 at page 5635,
Mortgage Records of Klamath County, Oregon, in favor of Klamath
First Federal Savings & Loan Assn., which Trust Deed the
Grantees herein agree to assume and pay according to terms
contained therein.

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
\$43,000.00.

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 6th day of December, 1988.

Francis M. Moran
FRANCIS M. MORAN

STATE OF PA, County of Centre) ss.

December 8, 1988.

Personally appeared the above named FRANCIS M. MORAN and
acknowledged the foregoing instrument to be ☒ voluntary act
and deed.

Before me: *David L. James*

Notary Public for

My Commission Expires PROTHONOTARY
MY COMMISSION EXPIRES FIRST
MONDAY IN 1992

*88 DEC 9 PM 3 23

EXHIBIT "A"

Portions of Lots 76 and 77, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon, being more particularly described as follows:

Lot 76 of said plat, LESS a portion described as follows:

Beginning at the Northeasterly corner of said Lot 76; thence Southerly along the Easterly line of said Lot 76, 4.67 feet to a point; thence South 72 degrees 12' 35" West 49.83 feet to a point on the Northerly line of said Lot 76; thence Easterly along said Northerly lot line 49.43 feet to the point of beginning.

ALSO a portion of Lot 77 of said plat, described as follows:

Beginning at the Southwesterly corner of said Lot 77; thence Northerly along the Westerly line of said Lot 77, 6.31 feet to a point; thence North 72 degrees 12' 35" East 63.94 feet to point on the Southerly line of said Lot 77; thence Westerly along said Southerly lot line 65.74 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day
of Dec. A.D. 19 88 at 3:23 o'clock P.M., and duly recorded in Vol. M88,
of Deeds on Page 21055.
Evelyn Biehn
By Pauline M. Henderson County Clerk

FEE \$13.00