



Aspen 33021

## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 LANA WATSON DAWKINS

5112 Bryant St.  
Klamath Falls, OR. 97603

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

GARY SMITHERS hereinafter called grantor, convey(s) to LANA WATSON DAWKINS, hereinafter called the Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 36, YALTA GARDENS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Yalta Gardens.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
 Recorded: September 11, 1947 Book: 211 Page: 207
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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. Easement, including the terms and provisions thereof:  
 For: Transmission and distribution of electricity  
 Granted to: Pacific Power and Light Company  
 Recorded: May 22, 1963 Book: 345 Page 420
6. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:  
 Grantor: Gary T. Smither and Christine A. Smither  
 Trustee: Transamerica Title Insurance Company  
 Beneficiary: Equitable Savings and Loan Association  
 Dated: October 2, 1978  
 Recorded: October 16, 1988 Book M-78 Page: 23144

The above Trut Deed was assigned:

To: Salomon Brothers Realty Corp  
 Recorded: November 21, 1986 Book: M-86 Page: 21527  
 WHICH, the Grantee herein does not agree to assume and the Grantor agrees to hold the Grantee harmless 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."

and covenant(s) that grantor is the owner of the above described

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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 \$34,000.00.

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 22nd day of December, 1988.

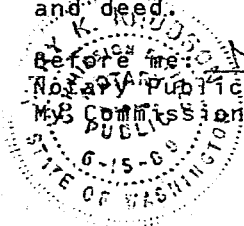
Gary Smithers  
GARY SMITHERS

STATE OF Washington County of Kitap ) ss.

January 6, 1989  
~~1988~~

Personally appeared the above named GARY SMITHERS and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Mary K. Knudson  
Notary Public for State of WA  
My Commission Expires: 10-15-89



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day  
of Jan. A.D., 19 89 at 3:21 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 620.

FEE \$13.00

Evelyn Biehn County Clerk

By Andrew Muelendore