



Aspen #01033047

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 RICHARD A. RASMUSSEN  
 DONNA L. RASMUSSEN  
91607 Crescent  
Klamath Falls, OR 97601

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

DOROTHY LONG BARRETT, who acquired title as DOROTHY LONG,  
 hereinafter called GRANTOR(S), convey(s) to RICHARD A. RASMUSSEN  
 and DONNA L. RASMUSSEN, husband and wife, hereinafter called  
 GRANTEE(S), all that real property situated in the County of  
 Klamath, State of Oregon, described as: SEE LEGAL DESCRIPTION ON THE  
 REVERSE SIDE HEREOF MARKED EXHIBIT "A"

"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: 1) Regulations,  
 including levies, liens and assessments of City of Klamath  
 Falls. 2) Conditions and restrictions as shown on recorded plat  
 of Hot Springs Addition. 3) Declaration of Conditions and  
 Restrictions recorded 10-15-15, Book 45, page 146. 4) Mortgage,  
 including terms and provisions thereof, in favor of State of  
 Oregon, represented and acting by Director of Veterans' Affairs,  
 recorded 2-19-81, in Book M81, page 2851, which Mortgage the  
 Grantees herein agree to assume and pay.

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  
 \$52,937.22.

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 January, 1989.

*x Dorothy Long Barrett by Peggy Ann Carter her Atty. in fact*  
 DOROTHY LONG BARRETT by PEGGY ANN CARTER, HER ATTORNEY IN FACT

STATE OF OREGON, County of Klamath)ss.

JANUARY 6, 1989.

Personally appeared Peggy Ann Carter who, being duly sworn (or  
 affirmed), did say that she is the attorney in fact of Dorothy  
 Long Barrett, and she executed the foregoing instrument by  
 authority of and in behalf of said principal; and she  
 acknowledged said instrument to be the act and deed of said  
 principal.

*Barlene T. Aldington*  
 Before me, *Barlene T. Aldington*  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89.

33 JAN 15 AM 10 33

*Can  
 DRE.*

## EXHIBIT "A"

All that portion of Lots 7 and 8, Block 19, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Westerly corner of said Lot 7 at the corner of Crescent Avenue and Manzanita Street; thence Easterly along the North line of Manzanita Street 75 feet; thence Northerly at right angles to Manzanita Street 75 feet to a point; thence Westerly and parallel with Manzanita Street to the East line of Crescent Avenue; thence Southerly along the East line of Crescent Avenue, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day  
of Jan. A.D. 19 89 at 10:33 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 805.  
Evelyn Biehn, County Clerk  
By Gordon M. Henderson

FEE \$13.00