

96142

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Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

BEVERLEE Y. WESTON

_____, hereinafter called grantor,
convey(s) to RONALD D. FRYE and GLENNA D. FRYE, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 1, Block 2, Tract No. 1059, KOERTJE KOURT, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Koertje Kourt.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See 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 \$ 58,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 3rd day of January, 1989.

Beverlee Y. Weston
Beverlee Y. Weston

WASHINGTON
STATE OF OREGON, County of MASON) ss.

January 3, 1989.
Personally appeared the above named Beverlee Y. Weston

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Joan W. [Signature]
Notary Public for State of Washington
My Commission Expires 5-15-89

Beverlee Y. Weston

P. O. Box 46

Tahuya, WA 98588

GRANTOR'S NAME AND ADDRESS

Ronald D. & Glenna D. Frye

3954 Rio Vista

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of Jan., 1989, at 11:04 o'clock AM., and recorded in book/reel/volume No. M89 on page 935 or as document/fee/file/instrument/microfilm No. 96142, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Randee Muehlendore Deputy

Fee \$8.00

FORM 685-2.5M

04
11
17
JAN 1989