ATC 33087

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04-13705

TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

J	ERRY O. ANDERSO	ON						
	W						hereinafte	er called grantor,
convey(s) to	JERRY NANNEY	and	BRENDA	NANNEY,	husband	and	wife	a oaneg grantoi,
			· · · · ·	<u></u>	al	I that	real propert	y situated in the
County of	<u>Klamath</u>	_, State of Oregon, described as:			bed as:		· · · · · · · · · · · · · · ·	,

Lot 5, Block 5, FIRST ADDITION TO SHIELD CREST, in the County of Klamath, State of Oregon.

"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 DEPART MENT 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 ATTACHED EXHIBIT "A"

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and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

IN WITNESS WHEREOF, the grantor has executed this instrument this <u>25th</u>day of <u>January</u> 19 89.

STATE OF OREGON, County of <u>Klamath</u> January 25, 30, Personally appeared the above named Instrument to be <u>his</u> voluntary act			and acknowledged the foregoing
Jerry O. Anderson 1021 Newcastle Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS Jerry and Brenda Nanney 9576 Arant Rd. Klamath Falls, OR 97603 GRANTEE'S NAME AND ADDRESS After recording return to: Klamath First Federal Savings & Loan 540 Main St. Klamath Falls, OR 97601 NAME, ADDRESS, ZIP	RECO	E RESERVED FOR DRDER'S USE	STATE OF OREGON, County of I certify that the within instrument was received for record on theday of, 19, atoclockM., and recorded in book/reel/volume Noon pageor as document/fee/file/ instrument/microfitm No, Record of Deeds of said county. Witness my hand and seal of County
Until a change is requested all tax statements shall be sent to the following address SAME AS Above NAME, ADDRESS, ZIP			affixed.

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EXHIBIT "A"

SUBJECT TO: 1. Conditions, Restrictions as shown on the recorded plat of Tract No. 1245, First Addition to Shield Crest. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Pine Grove Irrigation 3. Declaration of Conditions and Restrictions, but omitting any appearing of record: March 16, 1984 Book M-84 : Page 4256 As amended by instrument: Recorded April 19, 1984 : Book M-84 : Page : 6541 As amended by instrument: Recorded November 8, 1985 : Book M-85 : Page 18238 : Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Shield Crest Homeowners Association. 4. Easement, including the terms and provisions thereof: For Irrigation for the purpose of transferring irrigation water in the form of a canal, pipe or other means Granted to Pine Grove Irrigation District August 30, 1985 Recorded : Book M-85 Page 13854 • Grant of Easement and Well Maintenance Agreement: 5. Between Jerry O. Anderson And Shield Crest, Inc., an Oregon Corporation : Recorded May 27, 1988 M-88 : Book : Page 8298 Fee NO. 87702

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of	
ofA	D., 19 89 at 2:56 o'clock P.M., and duly recorded in Vol. M89
FEE \$13.00	Evelyn Biehn County Clark
	By Qauline Mullindars