



56612

Aspen
TITLE & ESCROW, INC.

#01033042

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
ROBERTO MATARt. 3, Box 17117 Freight Lane Rd.
Kene, OR 97627UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEGEORGE A. WRIGHT AND EVANGELINE M. WRIGHT, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to ROBERTO MATA,
hereinafter called Grantee all that real property situated in
the County of KLAMATH, State of Oregon, described as:Lot 15, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

SUBJECT TO:

1. Any improvement located upon the insured property, which
constitutes a mobile home as defined by Chapter 801, Oregon
Revised Statutes, is subject to registration and taxation as
therein provided and as provided by Chapter 308, Oregon Revised
Statutes.2. Conditions, Restrictions as shown on the recorded plat of
First Addition to Klamath River Acres.3. This property lies within and is subject to the levies and
assessments of the Klamath River Acres Special Road District.

4. Subject to rules and regulations of Fire Patrol District.

5. Easement as shown on the plat:

For: Transmission Line Easement
In favor of: California-Oregon Power Company"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." *R M*and covenant(s) that grantor is the owner of the above described
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
\$30,000.00.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 13th day of January, 1989.

GEORGE A. WRIGHT

EVANGELINE M. WRIGHT,
STATE OF OREGON, County of Curry)ss.January 19, 1989.Personally appeared the above named GEORGE A. WRIGHT AND
EVANGELINE M. WRIGHT, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me, Christine Ann Chapman
Notary Public for OREGON
My Commission Expires: 9/7/91

*89 FEB 1 AM 10 58

FEEL

1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co.
of Feb A.D., 19 89 at 10:58 o'clock A.M., and duly recorded in Vol. M89
of Deeds the 1st day

FEE \$13.00

on Page 1997
Evelyn Biehn
By Louise Mullendore County Clerk

Unofficial Copy