



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

JACK C. PROCK and RUTH M. PROCK, husband and wife

convey(s) to DONAL A. O'KENNEDY and CLARA M. O'KENNEDY, husband and wife, hereinafter called grantor,

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 14, Block 12, Tract No. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, LESS AND EXCEPT the Southwesterly 2 feet thereof, 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 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 Those set out in Exhibit "A" attached hereto

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 \$79,000.00. *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.

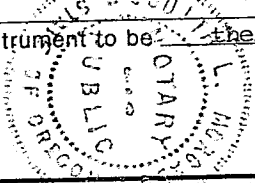
IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of February, 19 89.

Jack C. Prock
Jack C. Prock
Ruth M. Prock
Ruth M. Prock

STATE OF OREGON, County of Klamath) ss.

February 6, 19 89.

Personally appeared the above named Jack C. Prock and Ruth M. Prock and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Judith L. Morgado
Notary Public for Oregon
My Commission Expires: 8-31-91

Jack C. Prock
Ruth M. Prock

GRANTOR'S NAME AND ADDRESS

Donal A. O'Kennedy
Clara M. O'Kennedy

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donal A. & Clara M. O'Kennedy
c/o 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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

Exhibit "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Eighth Addition to Sunset Village.

2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: March 25, 1975
Book: M-75
Page: 3318

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-83 at page 207.

5. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Feb. A.D., 19 89 at 8:41 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 2318
By Evelyn Biehn, County Clerk

FEE \$13.00

By Pauline Mendenhall