



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

Aspen 33079

AFTER RECORDING RETURN TO:

JOSE S. JACINTO

JULIA D. JACINTO

705 N. San Dimas AveSan Dimas, CA 91773

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

CLIFFORD L. CARTER AND SANDRA L. CARTER, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to JOSE S. JACINTO AND
JULIA D. JACINTO, HUSBAND AND WIFE, hereinafter called Grantee,
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

Lot 5, Block 6, SECOND ADDITION TO WINEMA GARDENS, in the County
of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of
Second Addition to Winema Gardens.
 2. 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.
 3. Trust Deed, including the terms and provisions thereof to
secure the amount noted below and other amounts secured
thereunder, if any:
- Grantor: Clifford L. Carter and Jean M. Carter,
husband and wife
- Trustee: William Sisemore
- Beneficiary: Klamath First Federal Savings & Loan Assn.
- Dated: June 9, 1978
- Recorded: June 9, 1978 Book: M-78 Page 12397

The above Trust Deed was assigned by instrument
Recorded: June 30, 1981 Book: M-81 Page: 11802
WHICH, THE GRANTEE HEREIN AGREES TO ASSUME THE ABOVE TRUST
DEED AND PAY ACCORDING TO THE TERMS AND CONDITIONS CONTAINED
THEREIN.

"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 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
\$60,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

Continued on next page

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11
MAY
1989

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IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of January, 1989.

Clifford L. Carter
CLIFFORD L. CARTER

Sandra L. Carter
SANDRA L. CARTER

STATE OF OREGON, County of KLAMATH)ss.

February 2, 1989.

Personally appeared the above named CLIFFORD L. CARTER AND
SANDRA L. CARTER and acknowledged the foregoing instrument to be
their voluntary act and deed.

Sandra L. Carter
Notary Public for OREGON

My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Feb. A.D., 19 89 at 11:04 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 2474.

Evelyn Biehn, County Clerk

FEE \$13.00

By Pauline Mullenbaker