



Aspen 33104

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
THOMAS G. PATTERSON
MARGARET L. PATTERSON
2257 Vine Street
Klamath Falls, Oregon 97601

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

ANITA L. BOOK, MICHAEL DALE BOOK, AND GINA LYNN LEHTO,
hereinafter called grantor, convey(s) to THOMAS G. PATTERSON AND
MARGARET L. PATTERSON, HUSBAND AND WIFE, hereinafter called
Grantee all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 480 in Block 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments
of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of
Mills Addition.

"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
\$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 1st day of February, 1989.

Anita L. Book
ANITA L. BOOK

Gina Lynn Lehto
GINA LYNN LEHTO

Michael Dale Book
MICHAEL DALE BOOK

STATE OF OREGON, County of KLAMATH)ss.

FEBRUARY 7, 1989.

Personally appeared the above named ANITA L. BOOK, MICHAEL DALE
BOOK, AND GINA LYNN LEHTO and acknowledged the foregoing
instrument to be THEIR voluntary act and deed.

Before me, Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-89

1989 FEB 9 AM 11 05

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 11:05 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 2478.
Evelyn Biehn, County Clerk
By Darlene Mendenhall

FEE \$13.00