



Aspen 33080

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

DOUGLAS W. DAVIES

ROBIN J. D. GRAY

5241 Bryant
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
420 Pacific Terrace, Klamath Falls, OR 97601LOWELL R. SHARP AND MARY JO SHARP, HUSBAND AND WIFE hereinafter
called grantor, convey(s) to DOUGLAS W. DAVIES AND ROBIN J. D.
GRAY, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF
SURVIVORSHIP all that real property situated in the County of
KLAMATH, State of Oregon, described as:Lot 4, Block 41, HOT SPRINGS 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
Hot Springs Addition.3. Trust Deed, including the terms and provisions thereof to
secure the amount noted below and other amounts secured
thereunder, if any:

Grantor:	John A. Succo and Frank A. Succo
Trustee:	William Sisemore
Beneficiary:	Klamath First Federal Savings and Loan Assn.
Dated:	December 7, 1978
Recorded:	December 8, 1978
Book:	M-78 Page: 27653
Amount:	\$33,200.00

WHICH, SAID Trust Deed is being assumed by the Grantee herein
and Grantee shall pay according to the terms and provisions
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
\$34,500.00.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 9th day of February, 1989.

Lowell R. Sharp
LOWELL R. SHARP

Mary Jo Sharp
MARY JO SHARP

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STATE OF OREGON, County of KLAMATH)ss.

February 10, 1989.

Personally appeared the above named LOWELL R. SHARP AND MARY JO SHARP 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of Feb. A.D., 19 89 at 10:57 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 2644.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullenbore