


Aspen

TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

Aspen 33096

 AFTER RECORDING RETURN TO:
 GARY L. WILLHIDE

2525 Yonna St
Klamath Falls, OR 97601

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

 CHRISTIAN C. JOHNSON AND SANDRA L. JOHNSON, HUSBAND AND WIFE
 hereinafter called grantor, convey(s) to GARY L. WILLHIDE,
 hereinafter called Grantee, all that real property situated in
 the County of KLAMATH, State of Oregon, described as:

 Lot 6, Block 13, Tract No. 1143, Resubdivision of a portion of
 Blocks 11, 12, 13 and 14, BUENA VISTA ADDITION TO THE CITY OF
 KLAMATH FALLS, in the County of Klamath, Statte of Oregon.

SUBJECT TO:

 1. Regulations, including levies, liens and utilitya sssessments
 of the City of Klamath Falls.

 2. Conditions, Restrictions as shown on the recorded plat of
 Buena Vista Addition.

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

Recorded:	September 10, 1956	
Book:	12	Page: 250
Modified:	July 9, 1959	
Book:	314	Page: 80

 4. Trust Deed, including the terms and provisions thereof to
 secure the amount noted below and other amounts secured
 thereunder, if any:

Grantor:	Denis R. Morin and Pamela J. Morin		
Trustee:	Klamath County Title Co.		
Beneficiary:	First National Bank of Oregon		
Dated:	June 1, 1979		
Recorded:	June 4, 1979		
Book:	M-79	Page:	12958 Amount: \$52,000.00

 WHICH, the Grantee herein agrees to assume and 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
 \$57,000.00.

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

 IN WITNESS WHEREOF, the grantor has executed this instrument
 Continued on next page

'89 FEB 15 PM 3 07

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PAGE 2

this 13th day of February, 1989.

*Christian C. Johnson, by his
Attorney in fact, Sandra L. Johnson*
CHRISTIAN C. JOHNSON, by his
Attorney in fact, Sandra L. Johnson

Sandra L. Johnson
SANDRA L. JOHNSON

STATE OF OREGON, County of KLAMATH)ss.

February 15, 1989.

Personally appeared the above named SANDRA L. JOHNSON and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me *Sandra Handscher*
Notary Public for Oregon
My Commission Expires: 7-23-89

STATE OF OREGON, County of Klamath)ss.

February 15, 1989.

Personally appeared SANDRA L. JOHNSON, who, being duly sworn, did say that she is the attorney in fact for CHRISTIAN C. JOHNSON, AND that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me *Sandra Handscher*
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 16th day
of Feb. A.D., 19 89 at 3:07 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 2993.

FEE \$13.00

Evelyn Biehn County Clerk

By *Caroline M. Nelson*