

2088

**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

Aspen 33140

AFTER RECORDING RETURN TO:
JEFF QUINOWSKI10335 Highway 39
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CLAUDE A. MC LAUGHLIN and CAROL J. MC LAUGHLIN, husband and wife
hereinafter called grantor, convey(s) to JEFF QUINOWSKI,
hereinafter called grantee, all that real property situated in
the County of KLAMATH, State of Oregon, described as:

Lots 9 and 10, Block 7, ST. FRANCIS PARK, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of St. Francis Park.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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.
4. The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all street, alleys, boulevards and lots, recorded September 17, 1965 Book M-65 at page 1763.

"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
\$17,687.36.

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 21st day of February, 1989.

Claude A. McLaughlin

CLAUDE A. MC LAUGHLIN, by his
Attorney in fact, Carol J. Mc Laughlin

Carol J. McLaughlin
my attorney in fact

Carol J. McLaughlin

CAROL J. MC LAUGHLIN

Continued on next page

99 FEB 22 AM 10 51

WARRANTY DEED - INDIVIDUAL
PAGE 2

STATE OF OREGON, County of KLAMATH)ss.

February 21, 1989.

Personally appeared the above named CAROL J. MC LAUGHLIN and
acknowledged the foregoing instrument to be her 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.

February 21, 1989.

Personally appeared CAROL J. MC LAUGHLIN who, being duly sworn,
did say that she is the Attorney in fact for CLAUDE A. MC
LAUGHLIN, 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 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 22nd day
of Feb. A.D., 19 89 at 10:51 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 3242.

Evelyn Biehn, County Clerk

By Pauline Mullendore

FEE \$13.00