



Aspen 33161

**Aspen**

TITLE &amp; ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JOHN M. BAYS

SHIRLEY A. BAYS

5441 Bartlett

Klamath Falls, OR 97603

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

ARNOLD A. FRY and EVA M. FRY, husband and wife hereinafter  
called GRANTORS, convey(s) to JOHN M. BAYS and SHIRLEY A. BAYS,  
husband and wife, hereinafter called GRANTEES, all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

LOT 2 in BLOCK 1, TRACT 1088, FERNDAL, in the City of Klamath Falls,  
in the County of Klamath, State of Oregon.

"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:

1. Regulations, including levies, liens and utility assessments  
of the City of Klamath Falls.
2. Conditions and restrictions as shown on the recorded plat of  
Tract 1088, Ferndale.

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  
\$74,500.00.

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 2nd day of March, 1989.

Arnold A. Fry  
ARNOLD A. FRY

Eva M. Fry  
EVA M. FRY

STATE OF OREGON, County of Klamath)ss.

March 2, 1989.

Personally appeared the above named ARNOLD A. FRY and EVA M. FRY  
and acknowledged the foregoing instrument to be their voluntary  
act and deed.

Before me Andrea 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 3rd day  
of March A.D., 19 89 at 10:26 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 3701

FEE \$8.00

Evelyn Biehn County Clerk

By Andrea Handsaker

1989 MAR 3 AM 10 26