



WARRANTY DEED - INDIVIDUAL

Aspen 33201

AFTER RECORDING RETURN TO:
WILLIAM S. NEWELL
KATHY NEWELL
4242 Fargo Street
Klamath Falls, Oregon 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
Klamath First Federal Savings and Loan Assn.

MERRILL R. BECK AND NORMA L. BECK, HUSBAND AND WIFE hereinafter
called grantor, convey(s) to WILLIAM S. NEWELL AND KATHY NEWELL,
HUSBAND AND WIFE, hereinafter called Grantee, all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

The South 45 feet of Lot 5 and the North 15 feet of Lot 6,
TONATEE HOMES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of
Tonatee Homes.
2. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:
Recorded: June 11, 1959
Book: 313 Page: 290

By instrument recorded June 17, 1959 in Book 313 at page
355 Deed Records, paragraphs 4 and 5 were modified.

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

Grantor: Ronnie C. Allen and Marcia L. Allen
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of
Klamath Falls, a corporation
Dated: March 19, 1974
Recorded: March 26, 1974
Book: M-74 Page: 3797 Amount: \$19,000.00

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

Grantor: Merrill R. Beck and Norma Beck, husband and wife
Trustee: Aspen Title & Escrow, Inc.
Beneficiary: Thomas M. Hill and Eva E. Hill, husband and wife
Dated: March 8, 1984
Recorded: March 9, 1984 Book: M-84 Page: 3873

WHICH, said Trust Deed, 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

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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
\$38,590.02.

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 15th day of March, 1989.

Merrill R. Beck
MERRILL R. BECK

Norma L. Beck
NORMA L. BECK

STATE OF OREGON, County of KLAMATH)ss.
March 15, 1989.

Notary Public for Oregon
My Commission Expires: 7-33-89
Sandra Handseher
Personally appeared the above named MERRILL R. BECK AND NORMA L.
BECK and acknowledged the foregoing instrument to be their
voluntary act and deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of March A.D., 19 89 at 10:14 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 4542

FEE \$13.00

Evelyn Biehn
By Sandra Handseher County Clerk