

Aspen 332B

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
LARRY ALDEN RENICKER

P.O. Box 1532  
Klamath Falls, OR. 97601

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

VIOLA JUNE AMUNDSON AKA JUNE AMUNDSON, WHO ACQUIRED TITLE AS  
VIOLA JUNE ADAMS hereinafter called grantor, convey(s) to LARRY  
ALDEN RENICKER, hereinafter called Grantee all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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. Conditions,  
Restrictions as shown on the recorded plat of Subdivision of a  
portion of Tract "B" and "C" Frontier Tracts.

2. Subject to rules and regulations of Fire Patrol District.

3. Easement, including the terms and provisions thereof:  
For: Flowage and seepage...and/or the lowering of the  
water table of said lands

Recorded: April 8, 1932 Book: 97 Page: 237

4. Conditions and Restrictions in Deed:

Recorded: October 19, 1961 Book: 333 Page 225

As Follows: subject to reservation that no commercial enterprise  
or enterprises shall be operated on above described  
property.

Affects: E 1/2 Lot 18

5. Conditions and Restrictions in Deed:

Recorded: November 20, 1963 Book: 349 Page 346

and Recorded: Book: M-66 Page: 3543 (Affects Lot 16)

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

Grantor: John P. Amundson and Viola June Amundson

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Dated: February 28, 1983 Book: M-83 Page: 3545

WHICH, the Grantee herein agrees to assume and pay according to  
the terms and provisions therein.

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  
\$18,000.00.

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

Continued on next page

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IN WITNESS WHEREOF, the grantor has executed this instrument  
this 16th day of March 1989.

Viola June Amundson  
VIOLA JUNE AMUNDSON aka JUNE AMUNDSON

STATE OF OREGON, County of KLAMATH)ss.

MARCH 16, 1989  
Personally appeared the above named VIOLA JUNE AMUNDSON AKA JUNE  
AMUNDSON 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

EXHIBIT "A"

PARCEL 1:

Lot 17 and the E 1/2 of Lot 18, RE-SUBDIVISION OF TRACTS B and C  
of FRONTIER TRACTS, in the County of Klamath, State of Oregon.

PARCEL 2:

A tract of land situated in Lot 16 of "SUBDIVISION OF A PORTION  
OF TRACTS 'B' and 'C' FRONTIER TRACTS" and being in the NE 1/4  
SE 1/4 of Section 9, Township 36 South, Range 6 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon,  
more particularly described as follows:

Beginning at the Southwest corner of said Lot 16; thence North  
89 degrees 17' East, along the South line of said Lot 16, 5.0  
feet; thence North 01 degrees 45' 30" West 97.8 feet to the  
Northwest corner of said Lot 16; thence South 01 degrees 11'  
West 97.8 feet to the point of beginning, with bearings based on  
the South line of said Lot 16 as being North 89 degrees 17'  
East.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of March A.D., 19 89 at 10:15 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 4546.

FEE \$13.00

Evelyn Biehn County Clerk

By Dorlene Mullendore