



Aspen 33135

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

DOUGLAS E. TOFELL

KAREN L. TOFELL

4268 Gary Street
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

³²
SYLVIA S. RICE hereinafter called grantor, convey(s) to DOUGLAS E. TOFELL AND KAREN L. TOFELL, HUSBAND AND WIFE, hereinafter called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The South 33 feet of Lot 7 and the North 42 feet of Lot 8, Block 1, FIRST ADDITION TONATEE HOMES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of First Addition to Tonatee Homes.

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

Recorded: October 5, 1959 Book: 316 Page 326

Corrected: September 29, 1961 Book: 332 Page: 660

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

4. 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.

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"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 \$39,900.00.

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 21st day of March, 1989.

Sylvia S. Rice
SYLVIA S. RICE
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Continued on next page

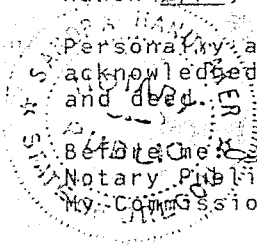
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STATE OF OREGON, County of KLAMATH)ss.

March 21, 1989.

Personally appeared the above named SYLVIA L. RICE 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.

Filed for record at request of Aspen Title Co. the 24th day
of March A.D., 19 89 at 3:34 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 5025.

FEE \$13.00

Evelyn Biehn County Clerk
By Arlene Mullenbarger