



Aspen 33207

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 CHARLES HENRY MAXWELL
 BEVERLEE IRENE DWYER
 1508 Derby Street
 Klamath Falls, Oregon 97603

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

MICHAEL D. WARREN hereinafter called grantor, convey(s) to
 CHARLES HENRY MAXWELL and BEVERLEE IRENE DWYER, not as tenants
 in common, but with full rights of survivorship, hereinafter
 called Grantee all that real property situated in the County of
 KLAMATH, State of Oregon, described as:

The E 1/2 of Lot 12, Block 2, BRYANT TRACTS NO. 2, in the
 County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments
 of the City of Klamath Falls.
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. Reservations and Restrictions, including the terms and
 provisions thereof, as set forth in deed recorded July 10, 1942
 in Book 148 at page 357, Deed Records, as follows: "the right
 at any time to contract, build and erect ditches, telephone
 lines, telegraph lines and electric power lines in and upon said
 premises and to keep and maintain same."
5. Mortgage, including the terms and provisions thereof to
 secure the amount noted below and other amounts secured
 thereunder, if any:
 Mortgagor: John W. Bellsmith
 Mortgagee: State of Oregon, represented and acting by the
 Director of Veterans' Affairs
 Dated: April 24, 1979
 Recorded: April 24, 1979 Book: M-79 Page: 9284

Assumption Agreement, including the terms and provisions
 thereof:
 Executed by: Howard R. Mueller and Cynthia R. Mueller
 Recorded: April 29, 1985 Book: M-85 Page: 6138

Assumption Agreement, including the terms and provisions
 thereof:
 Executed by: Michael D. Warren
 Recorded: August 19, 1987 Book: M-87 Page: 14939

WHICH, said Grantee herein shall assume said Mortgage, 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
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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
\$28,083.19.

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 28th day of March, 1989.

Michael D. Warren
MICHAEL D. WARREN

STATE OF OREGON, County of KLAMATH)ss.
March 28, 1989

Personally appeared the above named MICHAEL D. WARREN and
acknowledged the foregoing instrument to be his voluntary act
and deed.
PUBLIC
Before me, Landra Handaker
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.
of March A.D. 19 89 at 3:21 o'clock P. M., and duly recorded in Vol. M89
of Deeds on Page 5182
FEE \$13.00
By Evelyn Biehn County Clerk
Doreen Mulvaney