



Aspen 33231

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

RONALD C. STILWELL

LAURA A. STILWELL

3228 Boardman
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEALVA J. MC KINNEY hereinafter called grantor, convey(s) to
RONALD C. STILWELL and LAURA A. STILWELL, husband and wife,
hereinafter called Grantee, all that real property situated in
the County of KLAMATH, State of Oregon, described as:The E 1/2 of Lot 5, Block 3, FIRST ADDITION TO ALTAMONT ACRES,
in the County of Klamath, State of Oregon.
SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. 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.
3. Reservations shown in deed from A. L. Wishard, et al. to Elmer C. Hinds, dated October 26, 1926, recorded October 28, 1925 in Book 73 at page 544, Deed Records of Klamath County 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 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 \$23,000.00.

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 29th day of March, 1989.

Alva J. Mc Kinney
ALVA J. MC KINNEY

STATE OF OREGON, County of KLAMATH)ss.

March 29, 1989.

Personally appeared the above named ALVA J. MC KINNEY and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Andra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-89

98 MAR 31 AM 11 42

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of March A.D., 19 89 at 11:42 o'clock AM., and duly recorded in Vol. M89 day
 of Deeds on Page 5409
 Evelyn Biehn County Clerk
 By Dorlene Mullenclaw

FEE \$13.00