



Aspen 02033265
WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
JAMES DONALD REED
LINDA M. REED

6220 Harlan Dr.
Klamath Falls, OR 97603

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

ROBERT M. STEEN and NANCY J. STEEN, husband and wife hereinafter
called GRANTOR(S), convey(s) to ~~JAMES DONALD REED~~ AND LINDA M. REED, HUSBAND AND
WIFE hereinafter called GRANTEE(S), all that real property
situated in the County of KLAMATH, State of Oregon, described
as:

Lot 19, Block 3, Tract No. 1112, EIGHT ADDITION TO SUNSET
VILLAGE, 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. Easement, including the terms and provisions thereof:

For: Sewer
Granted to: South Suburban Sanitary District
Recorded: June 10, 1974 Book: M-74 Page: 7084

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

Recorded: March 25, 1975 Book: M-75 Page: 3318

6. Easement, including the terms and provisions thereof:

For: Transmission and distribution of electricity
over the East 5 feet of Lot 19
Granted to: Pacific Power and Light Company
Recorded: December 1, 1975 Book: M-75 Page: 15098

7. This property lies within and is subject to the levies and
assessments of the Sunset Lighting District.

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

Grantor: Robert M. Steen and Nancy J. Steen, husband and wife
Trustee: Aspen Title & Escrow, Inc., An Oregon Corporation
Beneficiary: Town & County Mortgage, Inc., An Oregon Corporation
Dated: May 8, 1987
Recorded: May 22, 1987 Book: M-87 Page: 8811
Re-recorded: June 19, 1987 Book: M-87 Page: 10682

The beneficial interest thereunder was assigned:
To: Peoples Mortgage Company, A Washington Corporation
Continued on next page

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Recorded: May 22, 1987 Book: M-87 Page: 8817
 Re-recorded: June 19, 1987 Book: M-87 Page: 10688
 WHICH, THE Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

L.R.
 "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 \$66,751.00.

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 3rd day of April, 1989.

Robert M. Steen
 ROBERT M. STEEN

Nancy J. Steen
 NANCY J. STEEN

STATE OF OREGON, County of KLAMATH)ss.

April 3, 1989.

Personally appeared the above named ROBERT M. STEEN and NANCY J. STEEN and acknowledged the foregoing instrument to be their 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.
 on this 10th day of April A.D., 19 89
 at 11:04 o'clock A. M. and duly recorded
 in Vol. M89 of Deeds Page 6036

Evelyn Biehn
 By Caroline Muelendore County Clerk

Fee, \$13.00

Deputy.