

99075

7188

**Aspen**

TITLE & ESCROW, INC.

02033280
WARRANTY DEED - INDIVIDUALVol. M89 Page 6346AFTER RECORDING RETURN TO:
DORIS MATTHEWS6850 Downing Sp 8
Crested Hill, Oregon 97502UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEPATRICK O. POSEY AND WANDA C. POSEY, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to DORIS MATTHEWS
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Hot Springs Addition to the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder if any:

Grantor: Patrick O'Hara Posey and Wanda C. Posey
 Trustee: Mountain Title Company
 Beneficiary: Commonwealth Mortgage Company of America, L.P.
 Dated: May 10, 1988
 Recorded: May 17, 1988 Book: M-88 Page: 7719
 Fee No.: 87366 Amount: \$47,975.00

WHICH, the Grantee herein agrees to assume and pay according to the terms and provisions contained in said Trust Deed.

"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 \$49,900.00.

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 11th day of April, 1989.

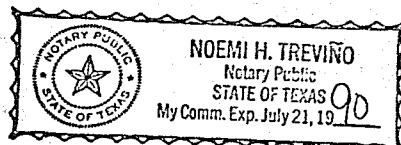
Patrick O. Posey
 PATRICK O. POSEY

Wanda C. Posey
 WANDA C. POSEY

STATE OF TEXAS, County of Nueces) ss.
 APRIL 12th, 1989.

Personally appeared the above named PATRICK O. POSEY AND WANDA C. POSEY and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Noemi H. Trevino
 Notary Public for TEXAS
 My Commission Expires: 07-21-90



APR 14 1989
 10 46

EXHIBIT "A"

6347

PARCEL 1:

The Northeasterly half of Lot 1, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 1, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS; thence in a Southwesterly direction along the South line of Earle Street a distance of 75 feet; thence at right angles to the last mentioned course and in a Southeasterly direction a distance of 50 feet to the line between Lots 1 and 2 of said Block 39 aforesaid; thence along said line between Lots 1 and 2 in a Northeasterly direction 75 feet to the Southeasterly corner of said Lot 1 of said Block 39 aforesaid; thence in a Northwesterly direction along the Westerly line of Pacific Terrace 50 feet to the point of beginning.

PARCEL 2:

All that portion of Lot 2, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the most Northerly corner of said Lot 2, running thence in a Southwesterly direction along the line between Lots 1 and 2 of said Block 75 feet; thence in a Southeasterly direction parallel with the Northeasterly line of said lot, 33 feet 4 inches; thence in a Northeasterly direction parallel with the Northwesterly line of said Lot, 75 feet to the Southerly line of Pacific Terrace; thence Northwesterly 33 feet 4 inches to the place of beginning.

This deed is subject to a Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$47,975.00 executed by grantors herein on May 10, 1988, in favor of Common wealth Mortgage Company of America, L.P. as security for a loan guaranteed (or insured) by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on May 17, 1988, in Book M-88 at page 7719, of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Patrick O'Hara Posey and Wanda C. Posey, husband and wife under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day of April A.D., 19 89 at 10:46 o'clock AM., and duly recorded in Vol. M89, of Deeds on Page 6346.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullens