



#02033325

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

BARBARA ERDMAN

455 Fulton

Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX

STATEMENTS TO THE FOLLOWING ADDRESS:

SAME AS ABOVE

MARK C. BATES AND ELIZABETH A. BATES, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to BARBARA ERDMAN, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 22 and the Westerly 18 feet of Lot 23, WEST PARK, in the County of Klamath, State of Oregon.

Code: 1 Map: 3809-29CB TL#: 5500 Key No. 299849

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Conditions, Restrictions as shown on the recorded plat of West Park.

3. Conditions and Restrictions as set forth in that certain deed from Norman W. Jones and B. Emogene Jones, husband and wife, to The Public, dated September 10, 1956, recorded September 21, 1956 in Book 286 at page 611, Deed Records of Klamath County, Oregon.

4. Easement, including the terms and provisions thereof: For: Power line right of way over the Northerly 8 feet of said Lots.

Granted to: The California Oregon Power Company
Recorded: October 25, 1956 Book: 287 Page: 446

5. Easement, including the terms and provisions thereof: For: Power line right of way 5 feet wide along the back lot line of Lots 24 and 25.

Granted to: Pacific Power & Light Company, a corporation
Recorded: September 20, 1967 Book: M-67 Page: 7384

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

Mortgagor: Donald A. Wilch and Sylvia A. Wilch, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

Dated: May 29, 1979
Recorded: June 11, 1979 Book: M-79 Page: 13695

Assumption Agreement, including the terms and provisions thereof:

Executed by: Mark C. Bates and Elizabeth A. Bates
Recorded: November 14, 1985 Book: M-85 Page: 18457

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

Mortgagor: Mark C. Bates and Elizabeth A. Bates, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

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Dated: November 14, 1985
Recorded: November 14, 1985 Book: M-85 Page: 18460
WHICH, THE Grantee herein agrees to assume the above two
Mortgages and pay according to the terms and provisions
contained therein.

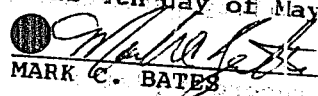
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

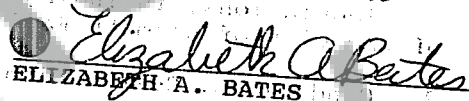
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those set out above.
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$42,735.00.

In construing this deed and where the context so requires, the
singular includes the plural.

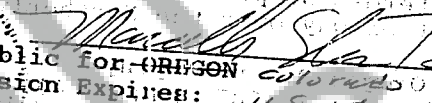
IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of May, 1989.


MARK C. BATES


ELIZABETH A. BATES

STATE OF OREGON, County of CLATSOP ss.
May 8, 1989

Personally appeared the above named MARK C. BATES AND ELIZABETH
A. BATES and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, 
Notary Public for OREGON
My Commission Expires: 11 Sept 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of May A.D., 19 89 at 11:41 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 8171

FEE \$13.00

Evelyn Biehn County Clerk
By 