



ASPEN 33334

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
CORINNE V. SULLIVAN
4261 Fargo Street
Klamath Falls, OR 97603

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

DONALD JAMES BIGGIE and DONALD JOSEPH BIGGIE, EACH AS TO AN
UNDIVIDED 1/2 INTEREST hereinafter called GRANTOR(S), convey(s)
to CORINNE V. SULLIVAN, hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

The North 50 feet of Lot 22 and the South 10 feet of Lot 23,
TONATEE HOMES, in the County of Klamath, State of Oregon.

Code 41 Map 3909-11CC TL# 5200 Key No. 554448

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
Klamath 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. Conditions, Restrictions as shown on the recorded plat of
Tonatee Dones.
5. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:
Recorded: June 11, 1959 Book: 313 Page: 290
Paragraphs 4 & 5 modified by instrument:
Recorded: June 17, 1959 Book: 313 Page: 355

"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
\$33,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
Continued on next page

MAY 15 PM 4 03

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PAGE 2

this 3rd day of May, 1989.


DONALD JAMES BIGGIE


DONALD JOSEPH BIGGIE

STATE OF CALIFORNIA, County of Shasta) ss.

May 9, 1989.

Personally appeared the above named DONALD JAMES BIGGIE and DONALD JOSEPH BIGGIE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Mary Bauer
Notary Public for ~~OREGON~~ Calif.
My Commission Expires: July 13, 1990



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day
of May A.D., 19 89 at 4:03 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 8282

Evelyn Biehn County Clerk

FEE

\$13.00

By Pauline Mullenders