



WARRANTY DEED - INDIVIDUAL

ASPEN 33337

AFTER RECORDING RETURN TO:
SHELBA D. MILLER
3020 Caroline
Klamath Falls, OR 97601

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

STEPHEN E. IHDE and NANCY J. IHDE, husband and wife hereinafter called GRANTOR(S), convey(s) to SHELBA D. MILLER, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 12, Block 4, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, in the County of Klamath, State of Oregon.

Code 41 Map 3909-12BB TL 1700 Key #560805

1. Conditions, Restrictions as shown on the recorded plat of Third Addition to Valley View.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

3. Regulations, including levies, assessments, water and irrigation Rights and easements for ditches and canals, of Enterprise Drainage District.

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

Recorded: April 7, 1970 Book: M-70 Page: 2696

Recorded: September 28, 1972 Book: M-72 Page: 11040

5. 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 a 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.

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

Grantor: Grey L. Harris and Donna M. Harris, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Dated: October 9, 1978

Recorded: October 19, 1978 Book: M-78 Page: 23545

WHICH, the Grantee herein agrees to assume 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.

Continued on next page

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The true and actual consideration for this transfer is \$58,900.00.

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 2nd day of May, 1989.

Stephen E. Ihde
STEPHEN E. IHDE

Nancy J. Ihde
NANCY J. IHDE

STATE OF OREGON, County of KLAMATH)ss.

May 15th 1989.

Personally appeared the above named STEPHEN E. IHDE and NANCY J. IHDE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Andrea 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. the 16th day of May A.D., 19 89 at 9:18 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 8388.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline McIntosh