

#01033427
WARRANTY DEED

AFTER RECORDING RETURN TO:
WILLIAM L. GATES
RT. 5 BOX 1031, UNIT 30
KLAMATH FALLS, OR. 97601

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

KENNETH H. KINSMAN AND LINDA I. KINSMAN, husband and wife
hereinafter called GRANTOR(S), convey(s) to WILLIAM L. GATES,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ON THE REVERSE SIDE HEREOF.

"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."

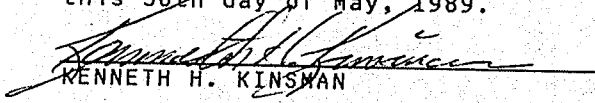
and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions and restrictions as shown on the
recorded plat of Mills Addition to the City of Klamath Falls.
3) Trust Deed, including terms and provisions thereof, recorded
July 12, 1977 in Book M77, page 12262, in favor of Klamath First
Federal Savings and Loan Association of Klamath Falls, Oregon,
a corporation, which Trust Deed the Grantee herein does NOT
assume and agree to pay and Grantors herein hereby hold Grantee
harmless therefrom.

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
23,000.00.

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 30th day of May, 1989.


KENNETH H. KINSMAN

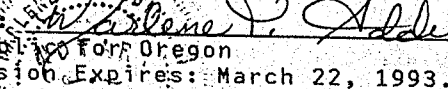

LINDA I. KINSMAN

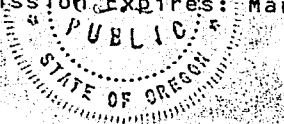
STATE OF OREGON, County of KLAMATH)ss.

May ~~June 2~~, 1989.

and n.p.

Personally appeared the above named KENNETH H. KINSMAN and LINDA
I. KINSMAN and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, 
Notary Public for Oregon
My Commission Expires: March 22, 1993.



89 JUN 2 PM 3 23

EXHIBIT "A"

All that portion of Lot 594, Block 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 55 feet East from the Southwest corner of Lot 595, Block 108 of said Addition; thence East along the North line of Darrow Avenue 45 feet to the Southwest corner of Lot 593 of said Block and Addition; thence North at right angles to Darrow Avenue, and between the lot line of Lots 593 and 594 of said Block 70 feet; thence West and parallel with Darrow Avenue 45 feet; thence South at right angles to Darrow Avenue 70 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of June A.D., 19 89 at 3:23 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 9749

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mickelson