



ASPEN 33245

WARRANTY DEED

AFTER RECORDING RETURN TO:

PAULA ANN RUDELL
821 Mt Whitney
Klamath Falls, OR 97601

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

J. C. SMITH hereinafter called GRANTOR(S), convey(s) to PAULA ANN RUDELL hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Northeasterly 16 feet of Lot 8, and all of Lot 9, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon. TOGETHER WITH the portion of vacated Rose Street shown in Ordinance of City of Klamath Falls, Oregon, recorded in Book 88 at page 521, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to City of Klamath Falls, for street purposes as described in deed recorded in Book 79 at page 128, Deed Records of Klamath County, Oregon.

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 First Addition to the City of Klamath Falls.
3. Contract, including the terms and provisions thereof:
 Vendor: The State of Oregon by and through the Director of Veterans' Affairs
 Vendee: J. C. Smith
 Dated: August 4, 1986
 Recorded: August 4, 1989 Book: M-86 Page: 13737
 WHICH, the Grantee herein is agreeing to assume and pay according to the terms and provisions therein.

PPR "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 48,000.00.

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 20th day of May, 1989.

J. C. Smith
 J. C. SMITH

Continued on next page

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WARRANTY DEED
PAGE 2

STATE OF OREGON, County of KLAMATH ss.

May 12th, 1989.

Personally appeared the above named J. C. SMITH and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Sandra Handsaker

Notary Public for OREGON

My Commission Expires: 7-23-89

J. C. SMITH hereinafter called GRANTEE(S), convey(s) to PAUL A. AND RUDOLPH hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as follows:

The Northwest 1/4 of Section 16, T. 21 N., R. 12 E., and all of Lot 2, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, TOGETHER WITH THE PORTION OF VARIOUS OTHER LOTS AND BLOCKS IN DISTANCE OF CITY OF Klamath Falls, Oregon, as shown in Book 89 of page 251, Deed Record of

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the _____ day
of June A.D., 19 89 at 4:15 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 10017.

FEE \$13.00
Evelyn Biehn County Clerk
By Sandra Handsaker

3. Condition: Reservations as shown on the recorded plat of First Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, TOGETHER WITH THE PORTION OF VARIOUS OTHER LOTS AND BLOCKS IN DISTANCE OF CITY OF Klamath Falls, Oregon, as shown in Book 89 of page 251, Deed Record of

4. This instrument is subject to the terms and provisions hereof, including the terms and provisions hereof, and the State of Oregon, by and through the Director of Veterans Affairs, in the County of Klamath, State of Oregon, as shown on the recorded plat of First Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, TOGETHER WITH THE PORTION OF VARIOUS OTHER LOTS AND BLOCKS IN DISTANCE OF CITY OF Klamath Falls, Oregon, as shown in Book 89 of page 251, Deed Record of

5. This instrument will not affect the use of the property described in this instrument in violation of applicable land use laws and regulations. Before closing on 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 covenants) 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 \$8,000.00.

In concluding this deed and when the context so requires, the words and phrases used shall have the meaning ascribed to them in this deed.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of May, 1989.