



ASPEN 33392

WARRANTY DEED

AFTER RECORDING RETURN TO:
 FRED E. MULKEY
 ANN E. MULKEY
 BOX 525
 LAKE CITY, CA 96115

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

ELWOOD E. SINE hereinafter called GRANTOR(S), convey(s) to FRED
 E. MULKEY AND ANN E. MULKEY, HUSBAND AND WIFE hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 4, RIVER'S BEND, in the County of Klamath, State of Oregon.
 CODE 118 MAP 3507-20CC TL# 600 KEY NO. 247726

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of River's Bend.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded: April 10, 1962 Book: 344 Page: 422
 Recorded: April 1, 1964 Book: 352 Page: 102
3. Reservations, including the terms and provisions thereof, as set forth in deed recorded March 31, 1959 in Book 311 at Page 179, and in Land Status Report recorded April 17, 1959 in Book 311 at page 570 and in Deed recorded May 1, 1959, in Book 312 at Page 159, All in Deed Records of Klamath County, Oregon.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District.
5. Conditions and Restrictions in Deed:
 Recorded: August 11, 1965 Book: M-65 Page: 784
6. Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Williamson River and public rights of fishing and recreation in and to the shoreline of said river.
7. Lien recorded November 4, 1965 in Book M-65 at page 3379. Amount to be designated by Assistant Secretary of the Interior.

"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 4,875.00.
 Continued on next page

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WARRANTY DEED
PAGE 2

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 June, 1989.

Elwood E. Sine
ELWOOD E. SINE

STATE OF OREGON, County of KLAMATH)ss.

JUNE 5, 1989

Personally appeared the above named ELWOOD E. SINE and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: Andra 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 7th day
of June A.D., 19 89 at 10:49 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 10074.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins