

1304



# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

JERRY O. ANDERSON

convey(s) to RONALD D. HOUSE and SANDRA L. HOUSE, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lots 2 and 3, Block 40, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northwesternly rectangular one-half of Lot 2. ALSO EXCEPTING THEREFROM a 20 foot strip off the extreme Southwest side conveyed for road purposes.

## 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 Hillside Addition to the City of Klamath Falls.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See 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 \$ 76,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of June, 19 89.

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named JERRY O. ANDERSON

Instrument to be: HIS voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 7-6-90

Jerry O. Anderson  
12340 Watson  
Klamath Falls OR 97603  
GRANTOR'S NAME AND ADDRESS

Ronald D. & Sandra L. House  
1021 Newcastle  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Savings & Loan  
540 Main St.  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of June, 19 89, at 3:50 o'clock P. M., and recorded in book/reel/volume No. M89 on page 10366 or as document/fee/file/Instrument/microfilm No. 1304, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mueller Deputy

Fee \$8.00

JUN 9 9 35 AM '89