



ASPEN # 03033417

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
MANUEL C. FLORES  
TAMARA K. FLORES  
6375 CLIMAX  
KLAMATH FALLS, OR. 97603

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

GARY E. SCHRIEBER AND JUDITH G. SCHRIEBER, Husband and Wife  
hereinafter called GRANTOR(S), convey(s) to MANUEL C. FLORES AND  
TAMARA K. FLORES, Husband and Wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lot 19, Block 7, THIRD ADDITION TO WINEMA GARDENS, in the County  
of Klamath, State of Oregon, TOGETHER WITH the West 1/2 of  
vacated walkway lying adjacent to Lot 19 on the East.

CODE 143 MAP 3909-18A TL 10000KEY #506544

"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." *my* TF

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Conditions,  
Restrictions as shown on the recorded plat of Third Addition to  
Winema Gardens. 2) Declaration of Conditions and Restrictions  
Recorded September 28, 1949, Book 234, Page 248. 3)  
Regulations, including levies, liens, assessments, rights of way  
and easements of the South Suburban Sanitary District that are  
of record. 4) Mortgage, including the terms and provisions  
thereof in favor of the Oregon Department of Veterans Affairs  
dated May 14, 1980 and recorded May 16, 1980 in Book M-80, and  
page 9045, which Mortgage the Grantees herein agree to assume  
and pay according to the terms contained therein.

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  
\$9,500.00.

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 12th day of June 1989.

*Gary E. Schriber*  
GARY E. SCHRIEBER

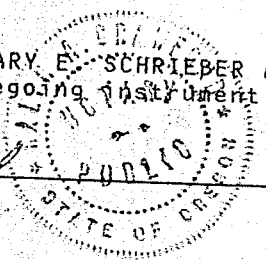
*Judith G. Schriber*  
JUDITH G. SCHRIEBER

STATE OF OREGON, County of Klamath)ss.

June 15, 1989.

Personally appeared the above named GARY E. SCHRIEBER AND JUDITH  
G. SCHRIEBER and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me: *Paul A. Crawford*  
Notary Public for Oregon  
My Commission Expires: March 4, 1992



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WARRANTY DEED

THE SPOWELL CO.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day  
of June A.D., 19 89 at 11:04 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 10736

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mueller

THIS INSTRUMENT IS A WARRANTY DEED, and the grantor warrants that the title to the land described herein is good and valid, and that the grantor has the right to convey the same.

The land described herein is situated in the County of Klamath, State of Oregon, and is more particularly described as follows: [Description of land]

and will defend the same against all persons who may claim an interest in the same, except as shown above.

The grantor warrants that the title to the land described herein is good and valid, and that the grantor has the right to convey the same.

In testimony whereof, the grantor has hereunto set his hand and seal at Medford, Oregon, this 15th day of June, 1989.

JOSEPH C. SCHRIEBER

JOSEPH C. SCHRIEBER

JOSEPH C. SCHRIEBER

JOSEPH C. SCHRIEBER

JOSEPH C. SCHRIEBER

JOSEPH C. SCHRIEBER