

1534



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN 33487

AFTER RECORDING RETURN TO:

LAWRENCE E. BRYCE

JOAN C. BRYCE

527 Hotel Plaza

Boulder City, NV 89005

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

GERALD D. WARREN AND JANICE J. WARREN, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to LAWRENCE E. BRYCE
AND JOAN C. BRYCE, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lots 1 and 10, Block 6, ARROWHEAD VILLAGE, in the County of
Klamath, State of Oregon.

CODE 8 MAP 3606-3AA TL 500 KEY #308125

CODE 8 MAP 3606-3AA TL 600 KEY #696072

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of
Arrowhead Village:

As follows: We do also hereby grant public easements over all
lots for future sewer or utilities as needed for public health
and welfare along property lines where feasible. Further, that
the sale of the lots shown hereon is subject to the following
restrictions: That the waste and sewage from any dwelling or
other structure of any lot shall be taken care of and disposed
of by a method approved by the County Health Department. A 10
foot power line right of way, as shown on dedicated plat.

2. Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record:
Recorded in: Book: M-67 Page: 8359
Amended in: Book: M-70 Page: 7024

3. Subject to rules and regulations of Fire Patrol District.

"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
18,000.00.

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 14th day of June, 1989.

Gerald D. Warren
GERALD D. WARREN

Janice J. Warren
JANICE J. WARREN

Continued on next page

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WARRANTY DEED
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STATE OF OREGON, County of KLAMATH)ss.

June 15, 1989.

Personally appeared the above named GERALD D. WARREN AND JANICE J. WARREN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 1-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of June A.D., 19 89 at 11:05 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 10742

FEE \$13.00

Evelyn Biehn, County Clerk

By Sandra Handsaker

THIS INSTRUMENT IS NOT VALID FOR THE PURPOSES OF THE PROPERTY DEPARTMENT
UNLESS IT IS FILED WITHIN THE TIME FRAME OF 90 DAYS FROM THE DATE OF
RECORDATION. IF IT IS NOT FILED WITHIN THE TIME FRAME, THE PROPERTY
DEPARTMENT WILL NOT ACCEPT IT FOR RECORDATION. THE PROPERTY DEPARTMENT
WILL NOT ACCEPT IT FOR RECORDATION IF IT IS NOT FILED WITHIN THE TIME
FRAME OF 90 DAYS FROM THE DATE OF RECORDATION.

APPROVED AND FORWARDED: _____
COUNTY CLERK

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the
County of Klamath, Oregon, this 15th day of June, 1989.

Sandra Handsaker
Notary Public