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AUG 13 1989

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1644

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

BARBARA JEAN GRAY and BURTON E. GRAY, JR.

, hereinafter called grantor,

convey(s) to LEELA BENJAMIN and BRUCE E. BRINK

all that real property situated in the

County of Klamath, State of Oregon, described as:

Lots 42, 43 and 44 and the S $\frac{1}{2}$ of vacated alley adjoining in Block 2 of ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

"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 ATTACHED EXHIBIT "A"

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 \$ 20,900.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} part of the consideration (indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

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 13th day of June, 1989.

Barbara Jean Gray
Burton E. Gray, Jr.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named Barbara Jean Gray and

BURTON E. GRAY, JR. and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

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

Barbara Jean & Burton E. Gray Jr.

GRANTOR'S NAME AND ADDRESS

Leela Benjamin & Bruce E. Brink
11 N. Atlantic St.
Hambridge, CA 91201

GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal St.
540 Klamath St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/film/microfilm No. _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____ Deputy

FORM 685-2.5M

EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of St. Francis Park.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Reservations and restrictions in Deed from Geo. S. Rusco, et ux., to Homer L. Koertje, et ux., recorded in Book 221 at Page 9, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as shown in deed from George S. Rusco and Esther Rusco, husband and wife, to Harvey Holmquist and Dorothy Holmquist, husband and wife, dated February 8, 1955 and recorded March 19, 1956 in Book 281 at Page 470, Deed Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof:
 Between : Arden-Mayfair, Inc., a Delaware Corporation
 And : Enterprise Irrigation District
 Recorded : May 17, 1966
 Book : M-66
 Page : 5279
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
 of June A.D. 1989 at 3:55 o'clock PM., and duly recorded in Vol. M89,
 of Deeds on Page 10934.

FEE \$13.00

Evelyn Biehn .County Clerk

By Pauline Mulcahey