

1775

Aspen 33471  
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 11163

DOROTHY MARIE SNEED, TRUSTEE OF THE DOROTHY MARIE SNEED LIVING TRUST u.d.d. January 23, 1989, hereinafter called grantor, convey(s) to  
GERALD A. TRAUTMAN and BETTY E. TRAUTMAN, husband and wife  
all that real property situated in the County  
of Klamath County, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 title to the property should check with the appropriate city or county Planning Dept. to verify the approved uses.

JUN 21 11 PM 4 08

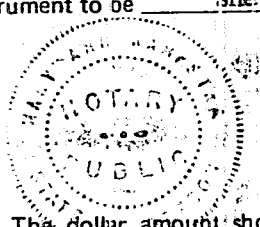
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except convenants, restrictions, reservations, rights, rights of ways, easements of record, Right, Title & Interest of P.E. Wilder and Interest of the Estate of Anne Price Miller  
and will warrant and 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 \$ 100.00.\*

Dated this 16<sup>th</sup> day of JUNE, 19 89  
Dorothy Marie Sneed  
Dorothy Marie Sneed, Trustee  
Dorothy Marie Sneed, Trustee of the Dorothy Marie Sneed Living Trust u.d.d. 1-23-89

STATE OF OREGON, County of Jackson ) ss.

June 16<sup>th</sup>, 19 89 personally appeared the above named Dorothy Marie Sneed, Trustee of the Dorothy Marie Sneed Living Trust u.d.d. 1-23-89  
instrument to be she voluntary act and deed.



Before me:  
May Ann Kennerly  
Notary Public for Oregon  
My commission expires: 10/3/92

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

SNEED

TO

TRAUTMAN

1348 Siskiyou Blvd

Medford, OR 97504

After Recording Return to:

American Pacific Title & Escrow  
#608005

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 \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County. Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

11164

## EXHIBIT "A"

Lots 5 and 6, Block 12, FAIRVIEW ADDITION NO. 2, TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated Donald Street which inurred thereto, EXCEPTING THEREFROM the following:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West line of Oregon Avenue; thence continuing West along said centerline 40 feet, 6 inches to the East line of an alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 40 feet, 6 inches; thence South 6 feet 6 inches to the point of beginning, same being a portion of the North one-half of vacated Donald Street, in the City of Klamath Falls, Oregon, which is adjoining Lot 6, Block 12, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, OREGON.

CODE 1 MAP 3809-29CA TL 8400 KEY #301195  
CODE 1 MAP 3809-29CA TL 8400 KEY #301186

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
of June A.D., 19 89 at 4:08 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 11163.

Evelyn Biehn County Clerk

By Orville M. Mulholland

FEE \$13.00