

#01033534
WARRANTY DEED

AFTER RECORDING RETURN TO:

JOHN W. SPRADLEY

5311 Shasta Way
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VIOLA WYLLSEY hereinafter called GRANTOR(S), convey(s) to JOHN W. SPRADLEY hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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: 1) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District. 2) Reservations and exceptions shown in Deed recorded July 10, 1929 in Book 86, page 561, Deed Records of Klamath County, Oregon. 3) Trust Deed, including the terms and provisions thereof, recorded October 14, 1988 in Book M88, page 17355 and rerecorded November 28, 1988 in Book M88, page 20078, in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the Grantee herein agrees 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 38,500.00.

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 28th day of June, 1989.

Viola Wyllsey
VIOLA WYLLSEY

by Edna Mae Edwell, Atty in fact

STATE OF MS, County of Stone) ss.

June 30, 1989.

Personally appeared the above named VIOLA WYLLSEY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Jack Parnis

notarial seal

Notary Public for Stone Co, MS

My Commission Expires: May 29, 1993

JUL 5 PM 3 50

EXHIBIT "A"

That part of the W 1/2 of Lot 64 FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South lot line of said Lot 64 FAIR ACRES SUBDIVISION NO. 1, that is 20 feet East of the Southwest corner of said lot; thence North and parallel to the West line of said lot, 118 feet to a point; thence East and parallel to the South line of said lot, 65 feet to a point; thence South and parallel to the West line of said lot, 118 feet to a point; thence West along the South line of said lot, 65 feet to the point of beginning.

NOTE: TOGETHER WITH an easement and right of way over and across that part of the West 1/2 of Lot 64, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of said Lot 64 FAIR ACRES SUBDIVISION NO. 1; thence North along the West line of said lot, 118 feet to a point; thence East and parallel with the South line of said lot, 20 feet to a point; thence South and parallel to the West side of said lot, 118 feet to a point; thence West along the South line of said lot, 20 feet to the point of beginning.

Tax Acct. No.: 41-3809-35DC-1700 Key No.: 450498

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of July A.D., 19 89 at 3:50 o'clock P M., and duly recorded in Vol. M89,
of Deeds on Page 12121.

FEE \$13.00

Evelyn Biehn County Clerk

By Rauline Mullendore