

2349

Att # 04033408



## WARRANTY DEED

AFTER RECORDING RETURN TO:

ANTHONY A. HARRIS

FRONDA LEE HARRIS

9095 74th RdKlamath Falls, OR 97603

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

MARGARET ELLEN GELHAAR, an estate if fee simple, hereinafter called GRANTOR(S), convey(s) to ANTHONY A. HARRIS and FRONDA LEE HARRIS, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

## PARCEL 1:

The Southerly 65 feet of Lots 23 AND 24, BLOCK 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

## PARCEL 2:

A portion of Lot 22, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Lot 22; thence West along the North line of said Lot, 70 feet; thence South parallel with Owens Street 4 feet; thence East 70 feet parallel with the North line of said lot; thence North along the East line of said lot, 4 feet to the point of beginning.

CODE 1 MAP 3809-33BD TL 6300 KEY #478502

"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) Conditions, restrictions as shown on the recorded plat of Industrial Addition to the City of Klamath Falls. 2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

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 \$22,000.00.

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 6th day of July, 1989.

Margaret Ellen Gelhaar  
MARGARET ELLEN GELHAAR

Aug 9 1989

STATE OF OREGON, County of KLAMATH)ss.

July 6, 1989

Personally appeared the above named MARGARET ELLEN GELHAAR and acknowledged the foregoing instrument to be her voluntary act

Continued on next page

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continued on next page  
acknowledged the foregoing instrument to be his voluntary act  
and executed the same for the purposes and consideration therein expressed.

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**WARRANTY DEED**  
**PAGE 2**

STATE OF OREGON: COUNTY OF Klamath

and deed.

Before me, Aspen Title Co.  
Notary Public for State of Oregon  
My Commission Expires March 4, 1992

THE SIGNED PARTIES HAVE DECLARED THAT THEY ARE OF SOUND MIND AND

AND HAVE NOT BEEN UNDER ANY UNLAWFUL INFLUENCE.

THEY HAVE ENTERED INTO THIS DEED AND HAVE THE DEED RECORDED IN THE

STATE OF OREGON

FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

THEY HAVE ENTERED INTO THIS DEED AND HAVE THE DEED RECORDED IN THE

STATE OF OREGON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day  
of July A.D., 19 89 at 4:03 o'clock PM., and duly recorded in Vol. M89  
of Deeds on Page 12428.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mendenhall

THIS INSTRUMENT BEING FIRST FILED FOR RECORD IN THE COUNTY OF KLAMATH, OREGON, IN THE OFFICE OF THE COUNTY CLERK, ON THE 6TH DAY OF JULY, 1989, AT 4:03 P.M., AND DULY RECORDED IN VOLUME M89, PAGE 12428.

CODE T HVB 3800-3300 AT 2200 KLA 4438003

THIS DEED BEING FIRST FILED FOR RECORD IN THE COUNTY OF KLAMATH, OREGON, IN THE OFFICE OF THE COUNTY CLERK, ON THE 6TH DAY OF JULY, 1989, AT 4:03 P.M., AND DULY RECORDED IN VOLUME M89, PAGE 12428.

DEED: MORE PARTICULARLY DESCRIBED AS: LOT 10, TRACT 10, T10N, R10E, S10E, Klamath County, Oregon, in the County of Klamath, State of Oregon, as shown on the plat of the same, recorded in the County of Klamath, State of Oregon, in the Office of the County Clerk, on the 6th day of July, 1989, at 4:03 P.M., and duly recorded in Volume M89, Page 12428.

EXCERPT 3:

KNOW ALL MEN BY THESE PRESENTS, THAT I, Aspen Title Co., of the County of Klamath, State of Oregon, for and in behalf of the County of Klamath, State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original of the same, as the same appears from the records of the County of Klamath, State of Oregon, in the Office of the County Clerk, on the 6th day of July, 1989, at 4:03 P.M., and duly recorded in Volume M89, Page 12428.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.  
WITNESS MY HAND  
EVELYN BIEHN, County Clerk

BY Pauline Mendenhall

NOTARY PUBLIC FOR STATE OF OREGON  
MY COMMISSION EXPIRES MARCH 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

WITNESS MY HAND

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