



Aspen
TITLE & ESCROW, INC.

#01033533
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAMES RICHARD COLLINS
GWEN M. COLLINS

2705 Norman Smith
San Diego, CA 92116

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

LUTHER S. LANDRUM and JANICE A. LANDRUM (who acquired title as JANICE A. LANDRU), husband and wife hereinafter called GRANTOR(S), convey(s) to JAMES RICHARD COLLINS and GWEN M. COLLINS, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 27 in BLOCK 49, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

Tax Account No. 036-3811-015D0-02200

"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 and restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2. 2) Subject to rules and regulations of Fire Patrol District. 3) Conditions and Restrictions in Deed recorded September 2, 1933 in Book 101, page 384. 4) Easement, including the terms and provisions thereof recorded November 6, 1951, in Book 254, page 449.

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 2,500.00.

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 29th day of June, 1989.

Luther S. Landrum
LUTHER S. LANDRUM

Janice A. Landrum
JANICE A. LANDRUM

STATE OF ARKANSAS, County of Cleburne ss.

Personally appeared the above named LUTHER S. LANDRUM and JANICE A. LANDRUM and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: James L. Landrum
Notary Public for Cleburne Co Ark
My Commission Expires: June 23, 1994



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of July A.D., 19 89 at 10:45 o'clock AM., and duly recorded in Vol. M89,
of Needs on Page 12591.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulholland

