



KLAMATH COUNTY TITLE COMPANY

K-41565

STATUTORY WARRANTY DEED
 (Individual or Corporation)

HARRY S. POLLARD, JR.

Grantor.

conveys and warrants to DONALD A. RIDER AND EVELYN V. RIDER, husband and wife

Grantee.

the following described real property in the County of Klamath and State of Oregon.

Lot 21 in Block 1 Tract 1031, Shadow Hills Subdivision-1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Mortgage, including the terms and provisions thereof, recorded in Volume M78 page 5437, Mortgage records of Klamath County, in favor of Klamath First Federal Savings & Loan Association, which Mortgage Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 98,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 5th day of July 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

HARRY S. POLLARD, JR.

STATE OF OREGON, County of Marian ss.

The foregoing instrument was acknowledged before me this 6th day of July 19 89 by HARRY S. POLLARD, JR.

Notary Public for Oregon
 My commission expires: 3/8/91

After recording return to:

Mr. & Mrs. Donald Rider
 3838 Crest St.
 Klamath Falls, Oregon
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Above

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ and by _____ of _____ a corporation, on behalf of the corporation.

Notary Public for Oregon

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.
 on this 13th day of July A.D. 19 89
 at 2:39 o'clock P.M. and duly recorded
 in Vol. M89 of Deeds Page 12839
 Evelyn Biehn
 By Pauline Mullendore Deputy.

Fee, \$8.00