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ATC#05033512 Vol. m89 Page 12900
WARRANTY DEEDAFTER RECORDING RETURN TO:
VINCENT J. FINNIANOUS
DEBORAH A. FINNIANOUSx 536 Delta St.
x Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELEO H. FOGLE hereinafter called GRANTOR(S), convey(s) to VINCENT
J. FINNIANOUS and DEBORAH A. FINNIANOUS, Husband and Wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 5 and the Easterly 20 feet of Lot 6, WEST PARK IN THE CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TL 2900

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 FEH 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) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of West Park. 3) Conditions and restrictions as
set forth in that certain deed from Norman W. Jones and B.
Emogene Jones, husband and wife to the Public dated September
10, 1956, recorded September 21, 1956 in Book 286 at Page 611,
Deed Records. 4) Easement, including the terms and provisions
thereof for power line right of way over the Northerly 8 feet of
Lots 24 and 25, granted to The California Oregon Power Company,
a California Corporation, recorded October 25, 1956 in Book 287
page 446. 5) Easement, including the terms and provisions
thereof for power line right of way 5 feet wide along the back
lot line of Lots 5 and 6 and granted to Pacific Power & Light
Company, a corporation recorded September 20, 1967 in Book M-67
page 7384. 6) Tunnel Easement, including the terms and
provisions thereof, and right of way agreement, dated October
18, 1905, recorded March 5, 1906 in Book 25 at page 185, between
G. W. White, et ux., and the United States of America.

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
\$40,500.00.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 10th day of July 1989.
LEO H. FOGLENOTARIAL PUBLIC, EXPIRES: JULY 1, 1991
STATE OF OREGON, County of Klamath)ss.

July 13, 1989

Personally appeared the above named LEO H. FOGLE and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Continued on next page

WARRANTY DEED
PAGE 2

Notary Public for Oregon
My Commission Expires: March 4, 1992

THIS DEED WAS MADE ON 11th day of July 1989
IN WITNESS WHEREOF the said Notary Public has hereunto set her hand and seal of office at the City of Medford, Oregon, this 11th day of July 1989.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of July A.D., 19 89 at 11:06 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 12900.
Evelyn Biehn, County Clerk
By D. Pauline Muckelbauer

FEE \$13.00

WARRANTY DEED
WITNESSES
DEED

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