ATC #05033512 Vol. m89 Page 12900 WARRANTY DEED

TITLE & ESCROW, INC. AFTER RECORDING RETURN TO: VINCENT J. FINNIANOUS DEBORAH A. FINNIANOUS X 536 Delta St. Klamath Jalls, 01597601

2609

DO

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

LEO 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY

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 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. FOGLE dayle

A CONSTRETOUTION TO AN ANTION OF Klamath) ss.

<u>July 13, 1989</u>

acknowledged the foregoing instrument to be his voluntary act and deed.

Continued on next page

O. II WY IN THE

68

\$203

. . .

NERRANT' DEED

VINCENT G. FIRNIANCOS DEBORAR N. FINNIANCOS AFTER RECORDING RETURN TO: TERESCUON WIT

SAME AS ABOVE STATEMSETS TO THE FOLLOWING ADJUESS: UNTIL A CHANGE IS HIQUESTED ALH TAN

in the County of Minmach, State of Oregon, described to G. FINNIANOUS and ERBOARD A. F. WEINNOUS, Horband and were bereinaffer called GRAVIER(S), BI that real crossely surmation LEO H. FOGLE Hereinather cállet GRANION St, contertation transformeter σ , eventuation and resolution σ , contradict Historie and resolution

OF KLAMATH FALLS, in the County of Elameth, State of an year Lot 5 and the Easterly 20 feet of tot 5, WEST PARE is the offer

CODE 1 MAP 3509-2903 7 , 2900

APPROVED USES." APPROPRIATE CITY OR COUNTY PRACHING DEPARTMENT TO FILLE PERSON ACQUIRING FEE TOTALS TO THE PROPERTY SHOULD CONTRACTION TO RECURSTONS. BEFORE SIGHING OF ACCEPTING THIS INCHOMENT, THE THIS ENSTREMENT IN VIOLATION OF APPLICABLE LAND ONE LAW AND "THIS INSTRUCENT WILL TOT ALLOW USE OF THE MODERUT DEPARTMENT.

10, 1950, counted Suptember 21, 1955 in Book 286 of the space 10, 1950, counted Suptember 21, 1955 in Book 286 of the star Deed Federada. 4) Susceent, including the terms and counter to thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of a thereof for power line right of Way over the Northerly of the Northerly of the Northerly of the Northerly of a section of the Northerly of the Northerly of the Northerly of the section of the Northerly of the Northerly of the Northerly of the page 456. It Easter and the northerly of the Northerly of the section of the Northerly of the Northerly of the Northerly of the page 456. It Easter and the Northerly of the Northerly of the section of the Northerly of the Northerly of the Northerly of the page 456. It is a section of the Northerly of the Northerly of the Northerly of the section of the Northerly of the Northerly of the Northerly of the section of the Northerly of the Northerly of the Northerly of the section of the Northerly o and covenant(s) that grantor as the owner of the above everyor property free of all escuabrances except: 1) accelations, including levies, liers and utality assessments of the style. Stamath Falls. (2) Conditions, Festriations as some on the recorded states that of the 3) conditions property for any set forth in that circuit deed from Norman W. Jose, and 3. and 10, 1950, near definitions 21, 1955 in Book 236 of the structure in 10, 1955 in contract all 21, 1955 in Book 236 of the structure in 10, 1955 in contract all 21, 1955 in Book 236 of the structure is

Filed for	or record at reque	est of	Aspen Title (Co	the	14th	day
of	July	A.D., 1	9 89 at 11:06	o'clockAM., and duly i	recorded in Vol	. <u></u>	,
	•	of	Deeds	on Page <u>12900</u>	<u></u> •		
			$\mathcal{L}_{i} = \{ \hat{\mathcal{L}}_{i}^{A} : i \in \mathcal{L}_{i} \}$	Evelyn Biehn .C	County Clerk		
FEE	\$13.00			By Quiline	Muelen	store	
				1			

STATE OF OREGON: COUNTY OF KLAMATH: SS.

\$40,500.00. The stoc and actual consideration for this transfer to

singular includes the plural. In construing this due? and where the concers so require a the

LEO UP FOR SE JULY 1989. IN WUINESS SHERFOR, the grantor has executed this further of

SRALP! Besgreimen Conference free free States -Notary Public for Oregon Exponsion Expires: March 4, 1992 111

and dead. acknowledged the forgeing instrument to be his voluntary act WARRANDYSDEEDsEbseared cht above named DEO H. FOGLE and PAGE 2

Continued on next page

12901

15200