



01633481
WARRANTY DEED

Vol. 89 Page 13378

AFTER RECORDING RETURN TO:
BETTY J. GIVENS
JEROLDEAN GIVENS
2122 Orindale Road
Klamath Falls, OR 97601

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

DONALD J. SANDERS and CARLA S. SANDERS, husband and wife
hereinafter called GRANTOR(S), convey(s) to BETTY J. GIVENS and
JEROLDEAN GIVENS, sister & brother, with full rights of
survivorship hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 2) Four
Easements, including the terms and provisions thereof, recorded
January 3, 1944, Book 162, page 59 and recorded March 31, 1950,
Book 237, page 641 and recorded August 16, 1978, Book M-78, page
18131 and recorded May 20, 1986, Book M-86, page 8618. 3)
Agreement, including the terms and provisions thereof, recorded
December 6, 1967 in Book M-67, page 9824. 4) Trust Deed,
including the terms and provisions thereof, dated March 25,
1986, and recorded April 1, 1986, in Book M-86, page 5279, in
favor of Town & Country Mortgage, Inc., an Oregon corporation,
and ultimately assigned to U.S. Bancorp, which Mortgage the
Grantees herein agree to assume and pay according to the terms
contained therein. 5) Road Maintenance Agreement, including the
terms and provisions thereof, recorded April 1, 1986, Book
M-86, page 5371.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

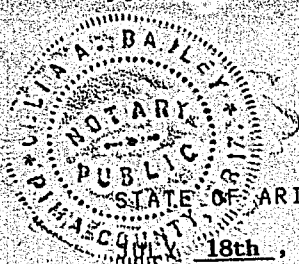
The true and actual consideration for this transfer is
\$85,500.00.

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 11th day of July, 1989.

X Donald J. Sanders
DONALD J. SANDERS

X Carla S. Sanders
CARLA S. SANDERS



STATE OF ARIZONA, County of PIMA) ss.
18th, 1989.

Personally appeared the above named DONALD J. SANDERS and CARLA
Continued on next page

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S. SANDERS and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Chas Bailey Notary Public for ARIZONA My Commission Expires: 6/28/90

EXHIBIT "A" DONALD J. SANDERS and CARLA J. SANDERS, husband and wife, hereinafter called GRANTORS, convey(s) to BETTY J. GIVENS and JEROME GIVENS, sister and brother, with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

A portion of the E 1/2 NE 1/4 SW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

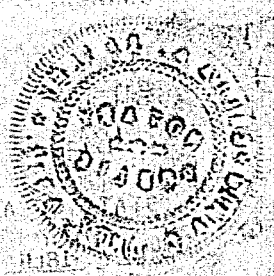
Beginning at an iron pin located at the Southeast corner of the NE 1/4 SW 1/4 of said Section 1; thence West 331.47 feet; thence North 659.68 feet, East 331.75 feet; thence South 658.86 feet to the point of beginning.

CODE 7 MAP 3908-1CO TL 6000 KEY #492390

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day of July A.D. 19 89 at 3:44 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 13378

FEE \$13.00 By Evelyn Biehn County Clerk



Carla J. Sanders

Betty J. Givens