

#01033617
WARRANTY DEED

AFTER RECORDING RETURN TO:

CHERYL L. BUSSEY

127 Almond Ave.Modesto, CA. 95354UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVETHEODORE E. SIEMENS hereinafter called GRANTOR(S), convey(s) to
CHERYL L. BUSSEY hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 3, Block 5, TRACT NO. 1117, FIRST ADDITION TO EAST HILLS ESTATES,
in the County of Klamath, State of Oregon."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) Taxes for the
fiscal year 1989-1990, a lien not yet payable. 2) Conditions and
restrictions as shown on the recorded plat of First Addition to
East Hills Estates. 3) Set back provisions as delineated on
the recorded plat. 4) Utility easements as delineated on the
recorded plat. 5) Declaration of Conditions and Restrictions
recorded January 31, 1976, in Book M-76, page 4517. 6) Rules,
Regulations and statutory powers of South Suburban Sanitary
District and Basin View Drainage District. 7) Easement,
including the terms and provisions thereof recorded March 16,
1976 in Book M-76, page 3773. 8) Trust Deed, including the
terms and provisions thereof, recorded August 5, 1977 in Book
M-77, page 14124, in favor of Klamath First Federal Savings and
Loan Association, which Trust Deed the Grantee herein DOES NOT
assume and agree to pay and Grantor herein holds Grantee herein
harmless therefrom.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
\$94,500.00.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 27th day of July, 1989.THEODORE E. SIEMENSSTATE OF Oregon, County of Klamath)ss.July 31, 1989Personally appeared the above named THEODORE E. SIEMENS and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me:

Notary Public

My Commission Expires

3-22-93

#01033617
WARRANTY DEED

Aspen
TITLE & ESCROW, INC.

UNIT A CHARGE IS REQUIRED FOR ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
AND AS ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of Aug. A.D., 19 89 at 4:14 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 14282
By Evelyn Biehn County Clerk
By [Signature]

FEE \$13.00

APPROVED FOR RECORDING
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
RECORDING OFFICE FOR ANY CHARGES OR FEES THAT MAY BE APPLICABLE.

and covenant (1) that grantor is the owner of the above described
property free of all encumbrances except (1) taxes for the
year 1989-90, a lien not yet payable, (2) conditions and
restrictions as shown on the recorded plat of First Addition to
East Hill Estates, (3) 2nd back provisions as delineated on
the recorded plat, (4) utility easements as delineated on the
recorded plat, (5) Declaration of Conditions and Restrictions
recorded January 31, 1985, in Book M-16, page 4517, (6) Rules
regulations and statutory powers of South Suburban Sanitary
District and Basin View Drainage District, (7) Easement
including the terms and provisions thereof recorded March 16,
1986 in Book M-16, page 3773, (8) Trust Deed, including the
terms and provisions thereof, recorded August 2, 1977 in Book
M-17, page 1154, in favor of Klamath First Federal Savings and
Loan Association, which Trust Deed the grantor herein does not
assume and agree to pay and grantor herein holds grantor herein
harmless therefrom.

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

The face and actual consideration for this instrument is
\$94,700.00.

In testimony whereof, the grantor has executed this instrument
in conformity with the laws and where the context so requires, the
signature includes the date.

In witness whereof, the grantor has executed this instrument
this 27th day of July, 1989.

[Signature]
INDEED E. STEIN

STATE OF OREGON: COUNTY OF KLAMATH: ss.

INDEED E. STEIN
INDEED E. STEIN
INDEED E. STEIN

[Signature]
INDEED E. STEIN
INDEED E. STEIN