ATC#05033574

WARRANTY DEED

AFTER RECORDING RETURN TO: LAWRENCE F. CASWELL DIANN M. CASWELL 3305 Synghine Pl Hamath Paus, Or 97403

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

STEVEN H. TUCKER AND CHERYL A. TUCKER hereinafter called GRANTOR(S), convey(s) to LAWRENCE F. CASWELL AND DIANN M. CASWELL, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 19, Block 2, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-1288 TL 5400

"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 year 1989-90 are now a lien but not yet payable. 2) Conditions, Restrictions as shown on the recorded plat of Third Addition to Valley View. 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 4) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 5) Declaration of Conditions and Restrictions, but omitting any restrictions Recorded April 7, 1970 in Book M-70 page 2696 and also recorded September 28, 1972 in book M-72 page 11040. 7) Mortgage, including the terms and provisions thereof to the Oregon Department of Veterans' Affairs recorded October 4, 1976 in Book M-76 page 15584.

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 \$54.000.00.

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 1st day of August, 1989

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STEVEN H. TUCKER allowing an Swet CHERYL AL TUCKER

STATE OF OREGON, County of KLAMATH) s. 🛴 🚎

AUGUST 3,1989.

Personally appeared the above named STELEN HOLLINGER AND CHERYL A. TUCKER and acknowledged the foregoing instrument to be their voluntary act and deed.

CRAFFO

Notary Public for Oregon

My Commission Expires: March 4, 1992

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WARRANTY DEED

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