

25641



WARRANTY DEED

ATC # 05033574

AFTER RECORDING RETURN TO:

LAWRENCE F. CASWELL

DIANN M. CASWELL

3305 Sunshine Pl
Klamath Falls, Ore 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVESTEVEN 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 3909-12BB TL 5400

cc
"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

Steven H. Tucker by Cheryl A. Tucker Cheryl A. Tucker
STEVEN H. TUCKER Attorney In Fact CHERYL A. TUCKER

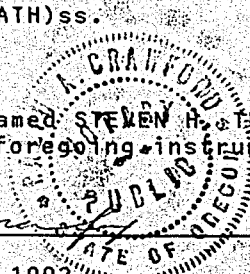
STATE OF OREGON, County of KLAMATH)ss.

AUGUST 3, 1989.Personally appeared the above named STEVEN H. TUCKER AND CHERYL
A. TUCKER and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: March 4, 1992



89 AUG 4 AM 11 30

WARRANTY DEED

Aspen
TITLE & ESCROW, INC.

AFTER RECORDING RETURN TO:
LAWRENCE F. CASWELL
DIANE M. CASWELL

14374

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day
of Aug. A.D., 1989 at 11:30 o'clock A.M., and duly recorded in Vol. MR9
of Deeds on Page 14374

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullender

CODE 41 MAP 3009-1288 TL 2400

"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 1988-89 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)
Notarized, including the terms and provisions thereof to the
Oregon Department of Veterans' Affairs recorded October 4, 1976
in Book M-70 page 12284.

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

The time and actual consideration for this transfer is
\$24,000.00.

In considering 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

CHERYL A. TUCKER

STEVEN H. TUCKER

STATE OF OREGON, County of KLAMATH) ss.

Personally appeared the above named STEVEN H. TUCKER and CHERYL
A. TUCKER and acknowledged the foregoing instrument to be their
voluntary act and deed.



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