



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

HLC#05033606

AFTER RECORDING RETURN TO:
 CECIL A. LOW
 JO ANN C. LOW
1616 Washburn Way
Klamath Falls, Or. 97603

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

AULCY C. REEDER AND DOROTHY I. REEDER, HUSBAND AND WIFE
 hereinafter called GRANTOR(S), convey(s) to CECIL A. LOW AND JO
 ANN C. LOW, HUSBAND AND WIFE 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 ATTACHED EXHIBIT "A"

"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)
 Regulations, including levies, liens and utility assessments of
 the City of Klamath Falls. 3) Conditions, Restrictions as
 shown on the recorded plat of Mills Addition. 4) Mortgage,
 including the terms and provisions thereof to the Oregon
 Department of Veterans Affairs dated July 14, 1981 and recorded
 July 15, 1981 in Book M-81 on Page 12681.

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
 \$29,382.66.

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 August 1989.

Aulcy C. Reeder
 AULCY C. REEDER

Dorothy I. Reeder
 DOROTHY I. REEDER

STATE OF OREGON, County of KLAMATH)ss.

August 10, 1989

Personally appeared the above named AULCY C. REEDER AND DOROTHY
 I. REEDER and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me, [Signature]
 Notary Public for Oregon
 My Commission Expires: March 4, 1992

1989 AUG 11 AM 10 54

EXHIBIT "A"

PARCEL 1:

The South 41.4 feet of Lot 412 and the South 41.4 feet of the East 20 feet of Lot 413, Block 101, MILLS ADDITION IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

A portion of Lot 412 and of the East 20 feet of Lot 413 of Block 101, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 412, Block 101, Mills Addition to the City of Klamath Falls, Oregon, being the corner of Orchard Street and East Main Street; thence South along the line of East Main Street, 78.6 feet to the property of Charles and Celine DeBel as described in Book 127 at Page 19, Deed Records of Klamath County, Oregon; thence West parallel to Orchard Street 70 feet; thence North parallel to East Main Street 78.6 feet to Orchard Street; thence East 70 feet to the point of beginning.

CODE 1 MAP 3809-33AC TL 3100
CODE 1 MAP 3809-33AC TL 3200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of Aug. A.D., 19 89 at 10:54 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 14874

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall