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Vol. m89 Page 14986



**Aspen**  
TITLE & ESCROW, INC.

#01033558  
WARRANTY DEED

89 AUG 14 AM 10 40

AFTER RECORDING RETURN TO:  
BRADLEY H. KANE  
1749 SUMMERS LANE  
KLAMATH FALLS OR 97603

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

DAVID J. HOLLINGER and VIOLA M. HOLLINGER, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to BRADLEY H. KANE  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

THE NORTH ONE-HALF OF LOT 12, BLOCK 7, PLEASANT VIEW TRACTS, 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-'90, a lien not yet payable. 2) Conditions and  
restrictions as shown on recorded plat of Pleasant View Tracts.  
3) Rules, regulations and statutory powers of City of Klamath  
Falls, Enterprise Irrigation District and South Suburban  
Sanitary District. 4) Reservations, including terms and  
provisions thereof, recorded January 27, 1942 in Book 144, page  
467. 5) Trust Deed, including the terms and provisions thereof,  
recorded May 17, 1988 in Book M88, page 7742, in favor of  
Transamerica Financial Services, which Trust Deed the Grantee  
herein DOES NOT ASSUME and Grantors herein shall hold Grantee  
harmless therefrom. 6) Taxes for the fiscal year 1988-'89,  
delinquent, plus accruing interest, which Grantee herein agrees  
to assume and pay.

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  
\$28,000.00.

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 2nd day of August, 1989.

David J. Hollinger  
DAVID J. HOLLINGER

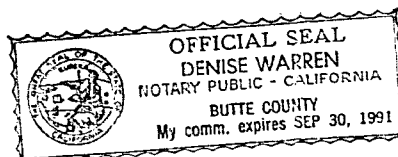
Viola M. Hollinger  
VIOLA M. HOLLINGER

STATE OF CALIFORNIA, County of BUTTE) ss.

August 7, 1989.

Personally appeared the above named DAVID J. HOLLINGER and VIOLA  
M. HOLLINGER and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me: Denise Warren  
Notary Public for California  
My Commission Expires: 9-30-91



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 14th day  
of Aug. A.D., 19 89 at 10:40 o'clock AM., and duly recorded in Vol. M89  
of Deeds on Page 14986.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins