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80721


Aspen
 TITLE & ESCROW, INC.
#01033643
WARRANTY DEED
 AFTER RECORDING RETURN TO:
 JACK L. ROOKSTOOL

4921 Hwy 39
Klamath Falls, OR 97603

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

 PETER GUADAGNIN hereinafter called GRANTOR(S), convey(s) to JACK
 L. ROOKSTOOL hereinafter called GRANTEE(S), all that real
 property situated in the County of KLAMATH, State of Oregon,
 described as:

 Lot 23, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the
 County of Klamath, State of Oregon.

CODE 21 MAP 4008-EBD TL 100

 "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
 1989-1990 are now a lien, but not yet payable. 2) County Liens
 of the County of Klamath: For: Street Improvement Balance:
 \$385.83, plus interest: \$13.50; Account No. 105-438; 3)
 Conditions, Restrictions as shown on the recorded plat of Fifth
 Addition to Klamath River Acres. 4) Right, title or interest of
 the public, including governmental bodies in and to that
 portion of said premises lying below the ordinary high water
 line of the Klamath River and public rights of fishing and
 recreation in and to the shoreline of said river. 5) All
 matters arising from any shifting in the course of Klamath
 river, including but not limited to accretion, reliction and
 avulsion. 6) This property lies within and is subject to the
 levies and assessments of the Klamath River Acres Road District.

 7) Waiver of riparian rights and release of damages, as
 disclosed by an instrument recorded September 16, 1905 in Book
 18 at Page 371, Deed Records of Klamath County, Oregon. 8)
 Restrictive Covenant recorded October 3, 1986 in Book M-86 at
 page 18086, which cites in part as follows: "...shall have no
 mobile homes erected, place or permitted thereon, nor at any
 time shall any mobile home be used as a residence, temporary or
 permanent, upon said lots. Camp trailers, travel trailers and
 motor homes may be stores upon the premises but may not be used
 for living quarters or residence." 9) Contract, including the
 terms and provisions thereof: in favor of Klamath River Acres
 of Oregon, Ltd. recorded September 7, 1988 in Book M-88 at
 page 14590.

 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
 17,900.00.

 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 9th day of August, 1989.

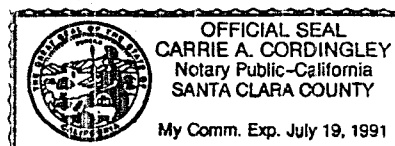

 PETER GUADAGNIN

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1989 AUG 23 PM 10 52

15708

WARRANTY DEED
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STATE OF CALIFORNIA, County of Santa Clara) ss.

August 18th, 1989.

Personally appeared the above named PETER GUADAGNIN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Carrie A. Cordingley
Notary Public for California
My Commission Expires: 7-19-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of Aug. A.D., 19 89 at 10:52 o'clock AM. and duly recorded in Vol. M89
of Deeds on Page 15707.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mulendara