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81121



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 4008-6BD 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.

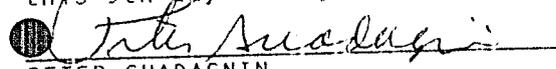
7) Waiver of riparian rights and release of damages, as
disclosed by an instrument recorded September 16, 1905 in Book
18 at Page 371, Deed Records of Klamath County, Oregon. 8)
Restrictive Covenant recorded October 3, 1986 in Book M-86 at
page 18086, which cites in part as follows: "...shall have no
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.

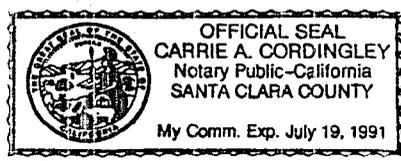
IN WITNESS WHEREOF, the grantor has executed this instrument
this 9th day of August, 1989.


PETER GUADAGNIN



1989 AUG 23 AM 10 52

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