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#01033711
WARRANTY DEED

AFTER RECORDING RETURN TO:
ALBERT DERRICK
GENEVIEVE I. DERRICK
550 Main St.
P.O. Box 1165
Watsonville, CA. 95077
UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DEAN J. LODER and CYNTHIA J. LODER, husband and wife hereinafter called GRANTOR(S), convey(s) to ALBERT DERRICK and GENEVIEVE I. DERRICK, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 9 in BLOCK 10, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, 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. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

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 \$29,000.00.

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 21st day of August, 1989.

Dean J. Loder
DEAN J. LODER

Cynthia J. Loder
CYNTHIA J. LODER

STATE OF Oregon, County of Klamath) ss.

August 24, 1989.

Personally appeared the above named DEAN J. LODER and CYNTHIA J. LODER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 3-27-93

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 25th day of August A.D., 1989
at 11:01 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 15894

Evelyn Biehn County Clerk

By Caroline Mullendore

Deputy.

Fee, \$8.00



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