



4368

ASPEN 33715

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WARRANTY DEED

AFTER RECORDING RETURN TO:
CORNELIUS L. JANSSEN
MARLYS E. JANSSEN

P.O. Box 387
Bonanza, OR 97123

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

DAVID L. BRYANT hereinafter called GRANTOR(S), convey(s) to
CORNELIUS L. JANSSEN AND MARLYS E. JANSSEN, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The S 1/2 N 1/2 N 1/2 SE 1/4 and the S 1/2 N 1/2 SE 1/4, All in
Section 19, Township 38 South, Range 11 East of the Willamette
Meridian, in the County of Klamath, State of Oregon, SAVING AND
EXCEPTING the S 1/2 S 1/2 N 1/2 SE 1/4.

CODE 36 & 37 MAP 3811-1900 TL 1600

"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) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Klamath Project
and Horsefly Irrigation District. 4) Subject to rules and
regulations of Fire Patrol District. 5) Agreement, including
the terms and provisions thereof: Regarding: Well Agreement;
Between: Lynn and Nancy Edwards; and Vince Pedro and Nancy
Pedro, recorded on November 28, 1977 in Book M-77 at page 23039.

6) Unrecorded Contract, including the terms and provisions
thereof: Vendor: Benjamin D. Morrison and Martha D. Morrison,
Vendee: Vincent Pedro and Nancy Pedro, as disclosed by Contract
recorded July 21, 1981 in Book M-81 at page 13035. 7) Subject
to the interest of David L. Bryant as disclosed by Warranty Deed
and recorded February 21, 1986 in Book M-86 at page 3080. 8)
Trust Deed, including the terms and provisions thereof to secure
the amount noted below and other amounts secured thereunder,
if any: Grantor: David L. Bryant, Trustee: Aspen Title &
Escrow, Inc., An Oregon Corporation, Beneficiary: Nancy L. Pedro
Ball, dated February 13, 1986, recorded on February 21, 1986 in
Book M-86 at page 3082. 9) Any improvement located upon the
insured property, which constitutes a mobile home as defined by
Chapter 801, Oregon Revised Statutes, is subject to registration
and taxation as therein provided and as provided by Chapter
308, Oregon Revised Statutes.

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
45,000.00.

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 22nd day of August, 1989.

Continued on next page

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WARRANTY DEED
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David L. Bryant
DAVID L. BRYANT

STATE OF OREGON, County of KLAMATH)ss.

August 24, 1989

Personally appeared the above named DAVID L. BRYANT and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Sandra Handischer
Notary Public for OREGON

My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of August A.D., 19 89 at 11:01 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 15895.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullins