

4370

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 289 Page 15899

GARY LEE HATFIELD and JUDITH MARIE HATFIELD, husband and wife
convey(s) to DEWEY A. DRYER and IMOGENE DRYER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 3, Block 6, Tract 1016, GREEN ACRES, 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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

SEE ATTACHED EXHIBIT "A"

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 \$ 69,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 24th day of August, 19 89.

Gary Lee Hatfield
Judith Marie Hatfield

STATE OF OREGON, County of Klamath, ss.

August 24, 19 89
Personally appeared the above named GARY LEE HATFIELD AND JUDITH MARIE HATFIELD and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Marie J. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Gary Lee & Judith Marie Hatfield

GRANTOR'S NAME AND ADDRESS:

Dewey A. & Imogene Dryer
56231 Mason Dr.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS:

After recording return to:
Klamath First Federal SFC
540 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Green Acres.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : July 24, 1970
 Book : M-70
 Page : 6147

3. Easement, including the terms and provisions thereof:
 For : Electric transmission line
 Granted to : The California Oregon Power Company
 Recorded : October 26, 1946
 Book : 107
 Page : 413

4. Easement, including the terms and provisions thereof:
 For : Road purposes along North line of SE1/4 SW 1/4 and SW 1/4 SE 1/4 of Sec. 1.
 Granted to : R. P. Breitenstein, et ux.
 Recorded : March 31, 1950
 Book : 237
 Page : 641

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Titel & 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 15899.

FEE \$13.00

EVELYN BIEHN, County Clerk

By Pauline Muelinck