

090-0413853

5103



33765

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 17172

WILLIAM H. CAIN and HARLENE E. CAIN, husband and wife
 convey(s) to JAMES J. DUNPHY and VICTORIA DUNPHY, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 3, Block 2, FOREST GREEN, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Forest Green.
3. This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District.
4. Finding of Facts & Order in the Matter of Request for Renewal of Conditional Use Permit NO. 24-85, recorded June 18, 1986 in Book M-86 at Page 10528.

"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 above

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 \$ 105,000.00. *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 12th day of SEPTEMBER, 19 89.

William H. Cain
Harlene E. Cain

STATE OF OREGON, County of Klamath) ss.

September 12, 19 89.

Personally appeared the above named William H. Cain and Harlene E. Cain and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Jd. Str
540 Main St
KFO 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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of Sept., 19 89, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M89 on page 17172 or as document/fee/file/instrument/microfilm No. 5103, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Dorlene Munk Deputy

Fee \$8.00

FORM 685-2.5M

89 SEP 12 PM 3 35