



5185

Vol. m89 Page 17316#01033673
WARRANTY DEED

AFTER RECORDING RETURN TO:
WILLIAM SCOTT PORTER
BONITA GAIL AGEE
2439 Homedale
Klamath Falls, OR. 97603

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

ROY L. STEWART and ELEANOR STEWART, husband and wife hereinafter called GRANTOR(S), convey(s) to WILLIAM SCOTT PORTER and BONITA GAIL AGEE, not as tenants in common, but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." WSP *BLL*

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) Rules, regulations and statutory powers of City of Klamath Falls, Enterprise Irrigation and South Suburban Sanitary District. 3) Reservations as shown in Deed recorded in Book 105, page 556, Deed Records. 4) Trust Deed, including the terms and provisions thereof, recorded November 18, 1977 in Book M77, page 22513, in favor of Klamath First Federal Savings & Loan Association, which Trust Deed the Grantees herein DO NOT assume and agree to pay and the Grantors herein hold Grantees harmless therefrom,

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 \$53,875.00.

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 7th day of September, 1989.

Roy L. Stewart
ROY L. STEWART

Eleanor Stewart
ELEANOR STEWART

STATE OF OREGON, County of Klamath)ss.

September 13, 1989.

Personally appeared the above named ROY L. STEWART and ELEANOR STEWART and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Darlene P. Addington*
Notary Public for Oregon

My Commission Expires: March 22, 1993.

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SEP 14 AM 11 02

EXHIBIT "A"

The South 60 feet of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, BAILEY TRACTS NO. 2, in the County of Klamath, State of Oregon.

ALSO Beginning at the Southwest corner of Lot 9, Block 2 of Bailey Tracts No. 2; thence East 639 feet; thence South 60 feet; thence West 639 feet; thence North 60 feet to the place of beginning, being a part of Bailey Tracts No. 2 which was formerly Nadine Street.

CODE 41 MAP 3909-2DA TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of Sept. A.D., 19 89 at 11:02 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 17316.

FEE \$13.00

Evelyn Biehn

County Clerk

By

Pauline Mulkenberry