



# Aspen

## TITLE & ESCROW, INC.

ASPEN 33708  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
CLARENCE SYLVESTRI

c/o 205 West Oregon Ave  
Klamath Falls, OR 97601

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

ROBERT R. ROSS and COY M. ROSS, husband and wife hereinafter  
called GRANTOR(S), convey(s) to CLARENCE SYLVESTRI 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." ACS.

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. 3) Conditions and restrictions as shown on the  
recorded plat of Buena Vista Addition to 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  
\$53,000.00.

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.

Robert Ross

ROBERT R. ROSS

COY M. ROSS

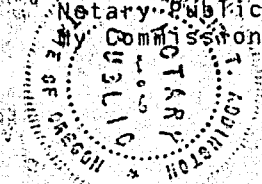
COY M. ROSS

STATE OF OREGON, County of Klamath)ss.

Sept. 14, 1989

Personally appeared the above named ROBERT R. ROSS and COY M.  
ROSS and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me, Darlene L. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.



89 SEP 15 AM 10 18

## EXHIBIT "A"

A parcel of land situated in the Easterly portion of Lot 3 and 4 of Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a bolt marking the Northeast corner of said Lot 4; thence South 18 degrees 17' 10" West along the Easterly line of said Block 52, 98.00 feet to a 1/2 inch iron pin; thence North 71 degrees 42' 50" West parallel to but 12.00 feet Northerly of the Southerly line of said Lot 3, 79.73 feet to a 1/2 inch iron pin; thence North 18 degrees 17' 10" East, 104.56 feet to a 1/2 inch iron pin on the Northerly line of said Lot 4; thence South 67 degrees 00' 30" East along said Northerly line of Lot 4, 80.00 feet to the point of beginning.

CODE 1 MAP 3809-30AA TL 4800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day  
of Sept. A.D., 19 89 at 10:18 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 17390.

Evelyn Biehn - County Clerk

FEE \$13.00

By Quilley Mullins