

5274

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 17451

OTTO EUGENE HALL and DOROTHY SACK HALL, husband and wife
convey(s) to JEAN H. DUNN, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 18, Block 7, THIRD ADDITION TO WINEMA GARDENS, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Third Addition to Winema Gardens.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, recorded May 24, 1983 in Book M-83 at Page 8062, and recorded May 30, 1986 in Book M-86 at page 9346 and recorded January 6, 1988 in Book M-88 at Page 207.
3. This property lies within and is subject to the levies and assessments of the MOyina Water District.
4. Conditions and Restrictions in Deed, recorded September 28, 1949 in Book 234 at Page 248.

"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 \$ 56,500.00. "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 15th day of SEPTEMBER, 19 89.

Otto Eugene Hall

Dorothy Sack Hall

STATE OF OREGON, County of KLAMATH)ss.
SEPTEMBER 15, 1989.

Personally appeared the above named OTTO EUGENE HALL & DOROTHY
and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Shirley A. Pog

Notary Public for OREGON
My Commission Expires: 4/24/93

Otto E. & Dorothy S. Hall

GRANTOR'S NAME AND ADDRESS

Jean H. Dunn
16345 Clammy Ave.
Klamath Falls OR 97603

GRANTEES NAME AND ADDRESS

After recording return to:
Klamath 1st Fed. St
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 15th day of Sept., 19 89, at 3:53 o'clock P. M., and recorded in book/reel/volume No. M89 on page 17451 or as document/fee/file/instrument/microfilm No. 5274, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Shirley A. Pog Deputy

Fee \$8.00

FORM 685-2.5M

SEP 15 PM 3 53