



ARC # 05033714  
WARRANTY DEED

AFTER RECORDING RETURN TO:

DONALD LEWIS  
MARIANNE LEWIS  
P.O. BOX 842  
ROSAMOND, CA. 93560

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

JOSEPH V. WACHTER hereinafter called GRANTOR(S), convey(s) to  
DONALD LEWIS AND MARIANNE LEWIS, HUSBAND AND WIFE, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A"

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Taxes for the  
year 1989-90 are now a lien but not yet payable. 2)  
Regulations, including levies, liens and utility assessments of  
the City of Klamath Falls. 3) Conditions, Restrictions as  
shown on the recorded plat of Original Town of Klamath Falls,  
Oregon. 4) Conditions and Restrictions in Deed recorded June  
26, 1906 in Book 20 Page 295

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  
\$37,500.00.

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 5th day of September 1989.

*Joseph V. Wachter*  
JOSEPH V. WACHTER

STATE OF OREGON, County of )ss.

Personally appeared the above named JOSEPH V. WACHTER and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me, *R. L. C. [Signature]*  
Notary Public for Oregon  
My Commission Expires: March 4, 1992

1989 SEP 19 AM 11 15

17490

## EXHIBIT "A"

Beginning on the Westerly line of Lot 3, Block 22, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, at a point thereon distant 48 feet Northerly from the Southwest corner of Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Center Street (vacated); thence Southerly along said center line to an intersection with a line running parallel with Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of beginning.

CODE 1 MAP 3809-32BD TL 7200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
of Sept. A.D., 19 89 at 11:15 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 17489  
FEE \$13.00  
Evelyn Biehn - County Clerk  
By Pauline M. Mendenhall