

#01033995
WARRANTY DEED

AFTER RECORDING RETURN TO:
JOHN C. PERRY
LYNNEA A. PERRY
P.O. Box 493
Keno, OR. 97627

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

JOHN WILLIAM RICHARDSON and FRANCES FAYE RICHARDSON, husband and wife hereinafter called GRANTOR(S), convey(s) to JOHN C. PERRY and LYNNEA A. PERRY, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3 in Block 16, FIRST ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

"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 fiscal yer 1989-'90, a lien not yet payable. 2) Delinquent taxes, plus accrued interest from 1986-'87 fiscal tax year to date hereof. 3) Subject to rules and regulations of Fire Patrol District. 4) Conditions and Restrictions as shown on the recorded plat of First Addition to Klamath River Acres. 5) This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District.,

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 \$40,000.00.

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 14th day of September, 1989.

John William Richardson
JOHN WILLIAM RICHARDSON

Frances Faye Richardson
FRANCES FAYE RICHARDSON

STATE OF WASHINGTON, County of Snohomish)ss.

September 18, 1989.

Personally appeared the above named JOHN WILLIAM RICHARDSON and FRANCES FAYE RICHARDSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Jack W. Antyfer Jr.
Notary Public for Washington
My Commission Expires: 8-17-93

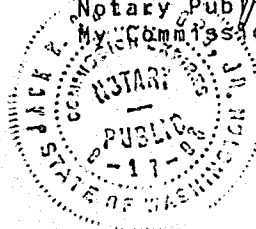
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title Co.

on this 20th day of Sept. A.D. 19 89
at 10:35 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 17657
Evelyn Biehn County Clerk
By Pauline Mullens Deputy.

Fee, \$8.00



'89 SEP 20 AM 035