Loan #0100442657



EVERETT S. LARSON and VADA R. LARSON, husband and wife

convey(s) to \_\_\_\_\_\_\_\_ , hereinafter called grantor, \_\_\_\_\_\_\_\_, hereinafter called grantor,

County of \_\_Klamath

-2

5422

, State of Oregon, described as:

all that real property situated in the

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Lot 26, Block 4, Tract NO. 1064, FIRST ADDITION TO GATEWOOD, 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 DEPART MENT 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 attached Exhibit "A"

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 \$\_51,900.00\_\_\_\_\_. "However, the actual consideration consists of or includes other property or value given or promised which is the whole (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 <u>20th</u> day of <u>September</u> 19 <u>89</u>.

STATE OF OREGON, County of \_\_\_\_\_Klamath )ss. September 20 ., 19<u>89</u>. يري چرج Borsonally appeared the above named \_\_\_\_\_\_ Everett S. Larson and Vada R. Larson and acknowledged the foregoing instrument to be their voluntary act and deed/ نتا  $\mathbf{r}$ 3 <u>\_\_</u> 5.0 Before me: 07.50 N 2000 ALATIANA. Notary Public for <u>State of</u> <u>Oregón</u> My Commission Expires: Everett S. & Vada R. Larson STATE OF OREGON. c/o KFF **SS** County of GRANTOR'S NAME AND ADDRESS I certify that the within instrument Clyde R. & Kim E. Vinson was received for record on the \_ day 5181 Laurelwood Drive , 19 of Klamath Falls, Oregon GRANTEE'S NAME AND ADDRESS 97603 o'clock \_ M., and recorded at in book/reel/volume No. SPACE RESERVED on After recording return to dr as document/fee/file/ FOR page KLAMATH FIRST FEDERAL S&LA Instrument/microfilm No. RECORDER'S USE 2943 SOUTH SIXTH STREET Record of Deeds of said county. KLAMATH FALLS, OREGON 97603 Witness my hand and seal of County affixed. Until a change is requested all tax statements shall be sent to the following address. KLAMATH FIRST FEDERAL S&LA 2943 SOUTH SIXTH STREET NAME

KLAMATH FALLS, OREGON 97603

Deputy

17704

EXHIBIT "A"

SUBJECT TO:						
1. Regulations, including levies, liens and utility assessments						
of the City of Klamath Falls.						
2. Conditions, Restrictions as shown on the recorded plat of Tract						
No. 1064, First Addition to Gatewood.						
3. Easement, including the terms and provisions thereof:						
For : Right of way for ditches and canals						
Granted to : United States of America						
Recorded : May 18, 1907						
Book : 22						
Page : 479						
(No exact location)						
4. Easement, including the terms and provisions thereof:						
For : Right of way for pole and wire lines 10						
feet wide						
Granted to : California Oregon Power Company						
Recorded : May 15, 1945						
Book : 176						
Page : 284						
Affects : That portion of subdivision lying in the						
SE $\chi$ of NW $\chi$ of Sec. 14. Twp 39 S., R 9 EWM						
(No exact location given)						
5. Declaration of Conditions and Restrictions, but omitting any						
restrictions based on race, color, religion or national origin						
appearing of record:						
Recorded : September 3, 1976						
Book : M-76						
Page : 13888						
그는 물건이 있는 것 같은 것 같						

## STATE OF OREGON: COUNTY OF KLAMATH:

Filed for a	record at reques	st of	Aspen Title Co.		the	20+h	dav
of			<u>89</u> at <u>12:40</u> Deeds		recorded in V		uay
FEE	\$13.00	UI		on Page1770 Evelyn Biehn By	County Clerk	nder	

SS.