



**Aspen**  
TITLE & ESCROW, INC.

#01034212  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
BARBARA DOWN

1022 Merryman  
Klamath Falls, OR

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

VERNA L. CALLAGAN hereinafter called GRANTOR(S), convey(s) to  
BARBARA DOWN 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." *x b*

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 plt of First Addition to Klamath Falls, Oregon.,

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  
\$9,000.00.

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 11th day of October, 1989.

*x Verna L. Callagan by Robert Callagan her attorney*  
VERNA L. CALLAGAN also known as VERNA CALLAGAN, by ROBERT *in fact,*  
CALLAGAN, HER ATTORNEY IN FACT.

STATE OF OREGON, County of Klamath )ss.

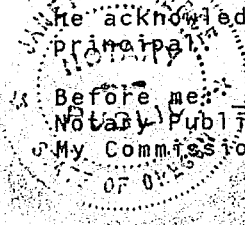
OCTOBER 12, 1989.

Personally appeared ROBERT CALLAGAN, who, being duly sworn, did  
say that he is the attorney in fact for VERNA L. CALLAGAN, also  
known as VERNA CALLAGAN, and he executed the foregoing  
instrument by authority of and in behalf of said principal; and  
he acknowledge said instrument to be the act and deed of said

Principal

Before me, Janet R. Price  
Notary Public for Oregon

My Commission Expires: 5-7-91



89 OCT 13 AM 11 07

## EXHIBIT "A"

Beginning at an iron pin on the Southerly line of Upham Street at the Northwest corner of Lot 1, Block 5, FIRST ADDITION TO KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence along the line between said Lot 1 and Lot 2, a distance of 89.35 feet to an iron pin; thence in a Northerly direction a distance of 56.4 feet more or less to an iron pin on the Southerly line of Upham Street, said iron pin lying 69.5 feet Easterly along the Southerly line of Upham Street from the place of beginning; thence Westerly along the Southerly line of Upham Street, a distance of 69.5 feet to the place of beginning, being a part of said Lot 1, Block 5, First Addition to the City of Klamath Falls, Oregon.

CODE 1 MAP 3809-29CD TL 6900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day  
of Oct. A.D., 19 89 at 11:07 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 19486.

FEE \$13.00

Evelyn Biehn County Clerk

By

Caroline Muselondore