

6574



WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Phillip J. Dyk
Klamath Trust Federal
540 Main St., RPO 97601

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

ARCHIE E. CHANCE and CLAUDINE J. CHANCE, husband and wife
hereinafter called GRANTOR(S), convey(s) to PHILIP J. DYK and
WENDY E. DYK, husband and wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

The North one-half of Lot 44, FAIR ACRES, in the County of Klamath,
State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of
Kane Street.

Code 41, Map 3809-35DC, TL 3200

"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 year 1989-'90. 2) Conditions and Restrictions as shown
on the recorded plat of Fair Acres. 3) Declaration of
Conditions and Restrictions recorded April 6, 1930 in Book 90,
page 148. 4) Rules, regulations and statutory powers of South
Suburban Sanitary District and Enterprise Irrigation 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 16th day of October, 1989.

Archie E Chance
ARCHIE E. CHANCE

Claudine J Chance
CLAUDINE J. CHANCE

STATE OF OREGON, County of Klamath)ss.

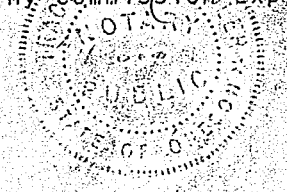
October 17th, 1989.

Personally appeared the above named ARCHIE E. CHANCE and
CLAUDINE J. CHANCE and acknowledged the foregoing instrument to
be their voluntary act and deed.

STATE OF OREGON, ss.
County of Klamath

Before me, David J Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Filed for record at request of:



Aspen Title Co.
on this 18th day of Oct. A.D. 19 89
at 10:23 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 19804
Evelyn Biehn County Clerk
By Debra Mullendore
Deputy.
Fee, \$8.00