



#01634001
WARRANTY DEED

AFTER RECORDING RETURN TO:
MR. AND MRS. THOMAS M. RYAN
P.O. BOX 492
PINON HILLS, CA. 92372

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

JACK L. ROOKSTOOL, hereinafter called GRANTOR(S), convey(s) to
THOMAS M. RYAN and PATRICIA L. RYAN, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 23, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 21 MAP 4008-6BD TL 100

"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
1989-1990, now a lien, but not yet payable. 2) County Liens of
the County of Klamath: For: Street Improvement Balance:
\$385.83, plus interest. 3) Conditions and Restrictions as shown
on the recorded plat of Fifth Addition to Klamath River Acres.
4) Right, title or interest of the public, including
governmental bodies in and to that portion of said premises
lying below the ordinary high water line of the Klamath River
and public rights of fishing and recreation in and to the
shoreline of said river. 5) All matters arising from any
shifting in the course of Klamath River, including but not
limited to accretion, reliction and avulsion. 6) This property
lies within and is subject to the levies and assessments of the
Klamath River Acres Road District. 7) Waiver of riparian rights
and release of damages, as disclosed by an instrument recorded
September 16, 1905 in Book 18 at Page 371, Deed Records of
Klamath County, Oregon. 8) Restrictive Covenant recorded
October 3, 1986 in Book M-86 at page 18086. 9) Contract,
including the terms and provisions thereof, in favor of Klamath
River Acres of Oregon, Ltd., recorded September 7, 1988, in Book
M-88, at page 14590, which Contract the Grantees herein agree
to assume according to the terms contained therein.,

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
\$25,000.00.

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 29th day of September, 1989.

Jack L. Rookstool
JACK L. ROOKSTOOL

STATE OF OREGON, County of Klamath)ss.

October 16, 1989.

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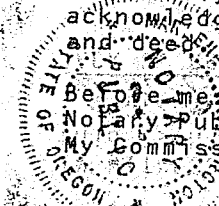
WARRANTY DEED 1989

PAGE 2

STATE OF OREGON, COUNTY OF KLAMATH

Personally appeared the above named JACK L. ROOKSTOOL and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Harlene V. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Oct. A.D., 19 89 at 10:23 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 19812.

FEE \$13.00

Evelyn Biehn - County Clerk
By Pauline Mullenbore

THE STATE OF OREGON, COUNTY OF KLAMATH, ss. I, the undersigned, Notary Public for Oregon, do hereby certify that the foregoing instrument was duly acknowledged before me by the person or persons named therein, and that the same is a true and correct copy of the original as the same appears from the records of my office.

WITNESS my hand and the seal of my office this 18th day of October, 1989.

COPIES OF THIS DEED: 2

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 18th day of October, 1989.

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