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#01034001 WARRANTY DEED

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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.

BACK E. ROOKSTOOL

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STATE OF OREGON, County of Klamath)ss.

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WARRANTY DEED PAGE 2 State Of DRECOX COCULA () State

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

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acknowy edged the foregoing instrument to be and deed Betoge me: <u>Maslene</u> <u>Addington</u> Notary Public for Oregon My Commission Expires: March 22, 1993

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and will wantant and defend the state of the same and the

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _ Aspen Title Co. __ the ____ _ A.D., 19 <u>89</u> at <u>10:23</u> o'clock <u>A</u>M., and duly recorded in Vol. <u>M89</u> 18th dav of Oct. of ____ Deeds ____ on Page ____<u>19812</u> Evelyn Biehn - County Clerk FEE \$13.00 By _ Cauline mullendare

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