



6588

**Aspen**  
TITLE & ESCROW, INC.#01033735  
WARRANTY DEEDVol. m89 Page 19831

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Wally T. Kawasaki  
1212 Eldorado  
Klamath Falls, OR 97601

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

MARGARET R. REYES, hereinafter called GRANTOR(S), convey(s) to  
WALLY T. KAWASAKI and APRIL A. KAWASAKI, husband and wife,  
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."

W.T.K.  
J.A.K.  
10-17-89

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 2) Conditions and Restrictions as shown on the  
recorded plat of Hot Springs Addition. 3) Agreement, including  
the terms and provisions thereof, recorded August 28, 1981 in  
Book M-81, page 15323.,

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  
\$47,900.00.

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 17th day of October, 1989.

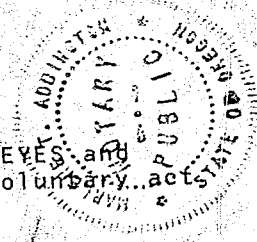
Margaret R. Reyes - Jameson  
MARGARET R. REYES

STATE OF OREGON, County of Klamath)ss.

October 18, 1989.

Personally appeared the above named MARGARET R. REYES, and  
acknowledged the foregoing instrument to be her voluntary  
and deed.

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



89 OCT 19 PM 12 16

## EXHIBIT "A"

Beginning at a point on the Westerly line of Eldorado Street at a point 52 feet Northwesterly from the most Easterly corner of Block 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southwesterly at right angles to Eldorado Street 90 feet; thence Northwesterly parallel to Eldorado Street 28 feet; thence Southwesterly parallel with LeRoy Street 40 feet to alley; thence Northwesterly along said alley 22 feet; thence Northeasterly 130 feet parallel with LeRoy Street to the Westerly line of Eldorado Street; thence Southeasterly along said line 50 feet to the point of beginning, being part of Lots 4 and 5 of Block 32, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

CODE 1 MAP 3809-29AD TL 400

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 12:16 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 19831.

FEE \$13.00

Evelyn Biehn . County Clerk

By Pauline Muelendare