

#05034181 WARRANTY DEED

AFTER RECORDING RETURN TO: LEON S. ALLGOOD, SR. Bonnie L. Allgood 1002 NORTH GARSDEN 91724 COVINA, CA.

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

SANDRA C. KEY, hereinafter called GRANTOR(S), convey(s) to LEON S. ALLGOOD, SR. and BONNIE L. ALLGOOD, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 10, BLOCK 1, TRACT 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon.

"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, a lien not yet payable. 2) Conditions and Restrictions as shown on the recorded plat of Tract 1083, Cedar Trails. 3) Subject to rules and regulations of Fire Patrol District. 4) This property lies within and is subject to the levies and assessments of the Cedar Trails Road District. 5) Reservations contained in Deed recorded August 21, 1946, in Book 194, page 249, Deed Records. 6) Rights of the public in and to any portion of the said premises lying within the limits of public roads and highways, including public road dedication in Deed Book 46, Page 56, Book 46 at Page 57 and Book 46 at Page 48, which contains reverter provisions. 7) Declaration of Conditions and Restrictions appearing of record recorded July 3, 1978, in Book M-78, page 14229,,

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 \$12,000.00.

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 6th day of October, 1989.

Sandin SANDRA C. KEY

STATE OF OREGON, County of Klamath)ss.

October 25, 1989.

Personally appeared the above named SANDRA C. KEY and acknowledged the foresting instrument to be her voluntary act and deed.

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CANDRA C. ...Y, hereinafter called GRANTOR(S), convev(s) to LEOM S. L.HOCD, SR. and BÜNNIE L. ALLGOOD, MISBand and Wife, Marcinalise called GRANTE(S), all Char real property structed County of Flamat, State of Occount American as

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

| Filed for record at req | quest ofAspe  | en <u>Title Co.</u> the the   | <u>     27th                               </u> |
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| of                      | <u>Oct.</u> A.D., 19 <u>89</u> at <u>11:10</u><br>of <u>Deeds</u> | <ul> <li>o'clock <u>AM.</u>, and duly recorded in<br/>on Page <u>20635</u>.</li> <li>Evelyn Biehn County Clear</li> </ul> |   |
| FEE \$13.00             | D   | By Qouline Mull   | undore  |
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> SARDRA CL. HEY

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