

7091

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 20704

MARVIN D. KREIGER and DORIS HELEN KREIGER, husband and wife

convey(s) to WINSTON B. COOK and JUDITH ANN COOK, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

The Easterly 113 feet of Lot 38, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM any portion lying within the right of way of Kane Street.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Fair Acres Subdivision NO. 1.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance NO. 30, rec orded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

See above

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 \$ 41,815.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 25 day of October, 19 89.

Marvin D. Kreiger
Marvin D. Kreiger
Doris Helen Kreiger
Doris Helen Kreiger

STATE OF OREGON, County of NEVADAOCT 25, 1989

Personally appeared the above named MARVIN D. KREIGER and DORIS HELEN KREIGER and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Paul Law
Notary Public for CALIF.
My Commission Expires: 2-21-92

Marvin D. Kreiger & Doris Helen Kreiger
c/o Klamath First Federal
2943 S. 6th St., Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Winston B. Cook & Judith Ann Cook
5141 Shasta Way
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L
2943 South 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal S & L
2943 South 6th St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of Oct., 19 89, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M89 on page 20704 or as document/fee/file/Instrument/microfilm No. 7091, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Courline Mullenders Deputy

Fee \$8.00

99 OCT 27 PM 3 48