Vol.<u>m89</u> Page **20791**

ATC#05034392



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AFTER RECORDING RETURN TO: GARY D. LINDE CAROLE A. LINDE 1031 Wocus Rd. #48 Klamath Falls, Or, 97601

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

RAYMOND BUDDEN hereinafter called GRANTOR(S), convey(s) to GARY D. LINDE AND CAROLE A. LINDE, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Dregon, described as:

WARRANTY DEED

Lot 2, Block 1, Tract 1246, BUDDEN'S BREAD AND BUTTER, in the County of Klamath, State of Oregon.

CODE 41 MAP 3809-35CC TL 9200

"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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK 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 1989-90. 2) conditions, Restrictions as shown on the recorded plat of New Deal Tracts. 3) Conditions, Restrictions as shown on the recorded plat of Budden's Bread and Butter, tract 1246. 4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 5) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District recorded May 24, 1983 in Book M-83 at page 8062, recorded May 30, 1986 in Book M-86 at page 9346 and also recorded lanuary 6 1988 in Book M-89 at page 207 6 recorded January 6, 1988 in Book M-88 at page 207. 6) Conditions and restrictions in Deed recorded in Book 162 page 330.

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 \$20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument of october 1989. this 26th day

Sudelin () ig mound RAYMOND BUDDEN

STATE OF OREGON, County of KLAMATH)ss.

OCTOBER 27, 1989

Personally appeared the above named RAYMOND BUDDEN and acknowledged the foregoing instrument to be his way untary act . در آ ۲ S ARY and deed.

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the <u>30th</u> day
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