



7359

ATC # 05034386
WARRANTY DEED

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AFTER RECORDING RETURN TO:

JOHN W. DEAN

DIANNA R. DEAN

126 S. CARROLLKLAMATH FALLS, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEGARY O. CARPENTER AND PATRICIA J. CARPENTER, Husband and Wife
with full rights of survivorship hereinafter called GRANTOR(S),
convey(s) to JOHN W. DEAN AND DIANNA R. DEAN, Husband and Wife
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:The Southerly 50 feet of Lot 3, Block 6, LAKESIDE ADDITION TO
THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3809-32CB TL 7100

pws
DRD
"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. 2) Delinquent taxes, plus accrued
interest, for fiscal years 1988-89 and 1987-88, which taxes the
Grantees herein do not assume and agree to pay and Grantors
hereby hold Grantees harmless therefrom. 3) Conditions,
Restrictions as shown on the recorded plat of West Klamath
Falls. 4) Easement for utilities over and across the premises
formerly included within the boundaries of West Klamath Falls,
now vacated, if any such exist. 5) Conditions, Restrictions as
shown on the recorded plat of Lakeside Addition. 6)
Regulations, including levies, liens and utility assessments of
the City of Klamath Falls.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
\$18,500.00.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 31st day of October 1989Gary O. Carpenter
GARY O. CARPENTERPatricia J. Carpenter
PATRICIA J. CARPENTER

STATE OF OREGON, County of KLAMATH)ss.

November 1, 1989.Personally appeared the above named GARY O. CARPENTER AND
PATRICIA J. CARPENTER and acknowledged the foregoing instrument
to be their voluntary act and deed.Before me, [Signature]
Notary Public for OREGON
My Commission Expires: MARCH 4, 1992

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of Nov. A.D., 19 89 at 3:52 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 21210.
FEE \$13.00
Evelyn Biehn
By Pauline Muelendore County Clerk

