

8127

Vol. m89 Page 22493

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RONALD E. DOWELL

convey(s) to KATHRYN E. MOORE, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 2, NEW DEAL TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of New Deal Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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, recorded 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.
4. Rights of way for irrigation and drainage ditches and canals. as **

"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 **disclosed by Book 171 at Page 425, Deed Records.

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 \$ 23,000.00. 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 20th day of November,

19 89.

Ronald E. Dowell
Ronald E. Dowell

STATE OF OREGON, County of OREGON)ss.November 20, 19 89.Personally appeared the above named Ronald E. DowellInstrument to be 2 voluntary act and deed. and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 8-31-91

Ronald E. Dowell, c/o Klamath 1st Federal
2943 So. 6th St.

Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Kathryn E. Moore

4533 Shasta Way

Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal S&L

2943 So. 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 1st Federal S&L

2943 So. 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 21st day of Nov., 19 89, at 10:47 o'clock AM. and recorded in book/reel/volume No. M89 on page 22493 or as document/fee/file/Instrument/microfilm No. 8127, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Muelandse Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$8.00

89 NOV 21 AM 10 47