

8347

Vol. m89 Page 22956
**Aspen**  
 TITLE & ESCROW, INC.

 #01034548  
 WARRANTY DEED

 AFTER RECORDING RETURN TO:  
 MARK A. PATVALDS  
 985 North 2nd Street No. 2  
 San Jose, CA. 95122

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

 ROSE H. TALLEY, hereinafter called GRANTOR(S), convey(s) to MARK  
 A. PATVALDS, hereinafter called GRANTEE(S), all that real  
 property situated in the County of Klamath, State of Oregon,  
 described as:

 SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN.....

 "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. Regulations,  
 including levies, liens and utility assessments of the City of  
 Klamath Falls. 2. Conditions and Restrictions as shown on the  
 recorded plat of First Addition to the City of Klamath Falls.  
 3. Easement, including the terms and provisions thereof,  
 recorded March 18, 1937 in Book 75, page 304.,

 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.

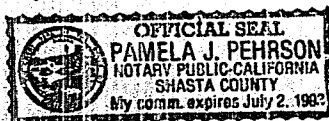
 IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 8th day of November, 1989.

 X Rose H. Talley  
 ROSE H. TALLEY

 STATE OF CALIFORNIA, County of Shasta ) ss.

 November 9, 1989.

 Personally appeared the above named ROSE H. TALLEY and  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

 Before me: Pamela J. Pehrson  
 Notary Public for California  
 My Commission Expires: 4-2-92


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## EXHIBIT "A"

Beginning at the Southwest corner of Lot 2, Block 17, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being the point farthest South of said lot; thence Northwesterly along the Easterly or Northerly border of 9th Street, a distance of 60 feet; thence at right angles from the East border of 9th Street a distance of 45 feet; thence Southeasterly and parallel with the East line of 9th Street, a distance of 60 feet; thence Southwesterly at right angles to 9th Street a distance of 45 feet to the point of beginning, being a part of said Lot 2, Block 17, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CD TL 3100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day  
of Nov. A.D., 19 89 at 11:09 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 22956.

FEE \$13.00

Evelyn Blehn - County Clerk

By Pauline Muehlendore