



ARC #05034341
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAMES L. ROBINSON
P.O. BOX 5
KENO, OR. 97627

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

JAMES A. SIMPSON AND RUTH K. SIMPSON, Husband and Wife with full
rights of survivorship hereinafter called GRANTOR(S), convey(s)
to JAMES L. ROBINSON hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

Lot 1, Block 1, TERMINAL CITY, in the County of Klamath, State
of Oregon.

CODE 190 MAP 3809-13BC TL 100

"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 1989-90.

2) Regulations, including levies, liens and utility
assessments of the City of Klamath Falls. 3) Conditions,
Restrictions as shown on the recorded plat of Terminal City.

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
\$2,500.00.

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 9th day of November 1989.

X James A. Simpson
JAMES A. SIMPSON

X Ruth K. Simpson
RUTH K. SIMPSON

STATE OF ARIZONA, County of Mohave) ss.

DATE November 28, 1989

Personally appeared the above named JAMES A. SIMPSON AND RUTH K.
SIMPSON and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Grace Toledo

Notary Public for Arizona

My Commission Expires: My Commission Expires Sept 30, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of December A.D. 19 89 at 11:31 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 23407

FEE \$8.00

EVELYN B. EHN

County Clerk

By Bernetha A. Heloch

89 DEC 14 AM 11 31