



#01034565  
WARRANTY DEED

AFTER RECORDING RETURN TO:

ELMER C. OGBORN  
JO ANNE M. OGBORN  
2131 Lakeshore Drive  
Klamath Falls, OR 97601

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

STEVEN I. SUBOTNICK and JANICE S. SUBOTNICK, husband and wife  
hereinafter called GRANTOR(S), convey(s) to ELMER C. OGBORN and  
JO ANNE M. OGBORN, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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, Restrictions as shown on the  
recorded plat. 3) Easement, recorded January 11, 1974 in Book  
M-74 at page 379. 4) Mortgage, recorded January 11, 1974 in Book  
M-74 at page 382, which Grantee herein hereby assumes and  
agrees to pay. 5) Mortgage, recorded January 11, 1974 in Book  
M-74 at page 384, which Grantee herein hereby assumes and agrees  
to pay. 6) Mortgage, recorded January 11, 1974 in Book M-74 at  
page 386, which Grantee herein hereby assumes and agrees to pay.  
7) Mortgage, recorded March 8, 1974 in Book M-74 at page 3233,  
which Grantee herein hereby assumes and agrees to pay. 8) Trust  
Deed, recorded January 29, 1987 in Book M-87 at page 1436, which  
Grantee herein does not assume nor agree to pay.

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  
\$215,000.00.

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 30th day of November 1989.

X Steven I. Subotnick  
STEVEN I. SUBOTNICK

X Janice S. Subotnick  
JANICE S. SUBOTNICK

STATE OF CALIFORNIA, County of Alameda ss.

On this 30th day of November, 1989,

Personally appeared the above named STEVEN I. SUBOTNICK and  
JANICE S. SUBOTNICK and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: \*\*\*Laura Maloney\*\*\*

Notary Public for California

My Commission Expires: June 22, 1990

June 22, 1990



11 NOV 5 370 PM '89

## EXHIBIT "A"

Lot 5, Block 77, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Southwest 3 feet of Lot 5 used for sewer line right of way.

And Lots 7, 8, 9, 10 and 11, Block 77, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29BD TL 300  
CODE 1 MAP 3809-29BD TL 400  
CODE 1 MAP 3809-29BD TL 500  
CODE 1 MAP 3809-29BD TL 600  
CODE 1 MAP 3809-29BD TL 1200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day  
of December A.D. 19 89 at 11:37 o'clock A M., and duly recorded in Vol. M89  
of Deeds on Page 23496.

FEE \$13.00

Evelyn Biehn

County Clerk

By

Bernetha A. Ketsch