

8843

Aspen TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

THOMAS J. LOVEDAY and NANCY S. LOVEDAY, husband and wife

convey(s) to MARK DAVID WILSON and BILLIE ELIZABETH WILSON, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 110, FIRST ADDITION TO CASITAS, A SUBDIVISION OF TRACT 17, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

DEC 9 9 50 AM '89

"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

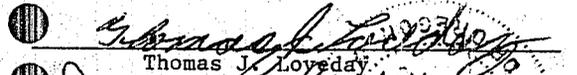
SEE ATTACHED EXHIBIT "A"

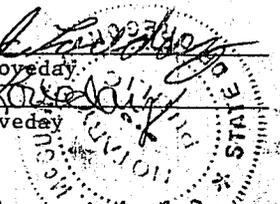
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 36,000.00. 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 6 day of December, 19 89.


Thomas J. Loveday

Nancy S. Loveday


STATE OF OREGON, County of Marion)ss.

Dec 6, 19 89.

Personally appeared the above named Thomas J. Loveday + Nancy S. Loveday and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Gladys J. McQuire
Notary Public for State of Oregon
My Commission Expires: Aug 14, 1991

Thomas J & Nancy S. Loveday
c/o KFF

GRANTOR'S NAME AND ADDRESS

Mark David and Billie E. Wilson
4408 Avalon Pl
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL S&L
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
KLAMATH FIRST FEDERAL S&L
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/f reel/Volume No. _____ on page _____ or as document/fee/fille/Instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ TITLE Deputy



EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of First Addition to Casitas, a subdivision of Tract 17 of Altamont Ranch Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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. Reservations, including the terms and provisions thereof, in deed from R. E. Wright, et ux., to Howard Russell Hartley, et ux., dated April 2, 1951, recorded April 16, 1951 in Book 246 at Page 480, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of Dec. A.D. 19 89 at 3:50 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 23782.

FEE \$13.00

Evelyn Biehn, County Clerk

By Courtsie Mueller