

9042



05031563  
**Aspen**  
 TITLE & ESCROW, INC.

## WARRANTY DEED

Vol. m89 Page 24150

AFTER RECORDING RETURN TO:

MARGARET A. JAEGER

12175 KIRKWOOD ST.  
HERALD, CA 95638

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

STEPHEN A. SABO AND DEBORAH J. SABO, Husband and Wife with full rights of survivorship hereinafter called GRANTOR(S), convey(s) to MARGARET A. JAEGER hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 9 and 10 and the North 139.6 feet of Lot 11, Block 3, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM 5 feet off the East boundary for the widening of Bisbee Street, as disclosed by instrument recorded July 1, 1965 in Book 362 at Page 563, Deed Records.

CODE 41 MAP 3909-10DC TL 1600

"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) Conditions, Restrictions as shown on the recorded plat of Second Addition to Altamont Acres. 3) Regulations, including levies, assessments, water and irrigation rights and easement for ditches and canals, of Klamath Irrigation District and South Suburban Sanitary District recorded May 24, 1983 in Book M-83 at page 8062 also recorded May 30, 1986 in Book M-86 at page 9346 and recorded January 6, 1983 in Book M-88 at page 207. 4) Reservations, including the terms and provisions thereof, as set forth in deed recorded February 5, 1937 in Book 108 at page 97, and recorded May 5, 1937 in Book 109 at page 94, Deed Records. 5) Warranty Clearance Easement, including the terms and provisions thereof, from Steve H. Wilson, et ux., to the United States of America, dated February 12, 1964, recorded April 2, 1964 in Book 352 at page 131, Deed Records of Klamath County, Oregon.

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  
 \$42,900.00.

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 17th day of November 1989.

Stephen A. Sabo  
 STEPHEN A. SABO

Deborah J. Sabo  
 DEBORAH J. SABO

STATE OF OREGON, County of Marion )ss.

DATE 12-1-89

Personally appeared the above named STEPHEN A. SABO AND DEBORAH J. SABO and acknowledged the foregoing instrument to be their  
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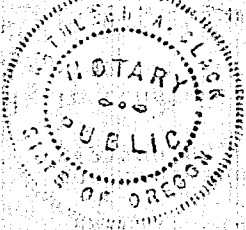
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voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 12-23-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day  
 of Dec. A.D., 19 89 at 11:23 o'clock A.M., and duly recorded in Vol. M89,  
 of Deeds on Page 24150.

FEE \$13.00

Evelyn Biehn County Clerk

By Danline Muelender

ULTE &amp; ESCOBAR INC

W306U