

#01034573  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Arthur Duane Borror  
1914 Lowell  
Klamath Falls, OR. 97601

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

BAXTER E. VIRTUE and JENNIFER C. VIRTUE, husband and wife  
hereinafter called GRANTOR(S), convey(s) to ARTHUR DUANE BORROR  
and MARILYN J. BORROR, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

The Easterly 50 feet of Lots 12 and 13 in Block 8, HILLSIDE  
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath  
State of Oregon.

Code 1, Map 3309-29AA IL 4500

"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." *u.s.b. mjb*

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 Hillside Addition to the City of Klamath Falls.  
3) Trust Deed, including the terms and provisions thereof,  
recorded October 23, 1984, in Book M-84, page 18245, in favor of  
The Benj. Franklin Federal Savings and Loan Association, which  
Trust Deed the Grantees herein agree to assume and pay according  
to the terms contained therein.,

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  
\$57,500.00.

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 13th day of December, 1989.

*Baxter E. Virtue*  
BAXTER E. VIRTUE

*Jennifer C. Virtue*  
JENNIFER C. VIRTUE

STATE OF OREGON, County of Klamath)ss.

December 13, 1989

Personally appeared the above named BAXTER E. VIRTUE and  
JENNIFER C. VIRTUE and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me: *Sharon L. Huntington*  
Notary Public for Oregon  
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day  
of Dec. A.D. 19 89 at 11:12 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 24281.

FEE \$8.00

Evelyn Biehn, County Clerk

By *Sharon L. Huntington*

89 DEC 15 PM 11 12