



9199

Vol. m87 Page 24425# 01034187
WARRANTY DEED

AFTER RECORDING RETURN TO:
GAYLE C CLOGSTON
BETTY C. MALLON
2824 COKER BUTTE RD.
MEDFORD, OR 97504

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

JUDY B. JIMENEZ, hereinafter called GRANTOR(S), convey(s) to
GAYLE C CLOGSTON and BETTY C. MALLON, each as to an undivided
one-half interest, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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." *l.m. 10/6/89*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 3) Conditions and Restrictions as shown on the
recorded plat of Hot Springs Addition to the City of Klamath
Falls. 4) Conditions and Restrictions in Deed recorded December
20, 1913, in Book 41, page 324.,

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
\$34,900.00.

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 4th day of October, 1989.

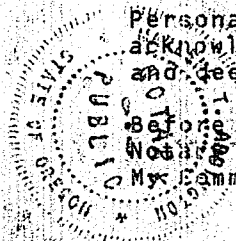
Judy B. Jimenez
JUDY B. JIMENEZ

STATE OF OREGON, County of Klamath)ss.

October 6, 1989.

Personally appeared the above named JUDY B. JIMENEZ and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: *William D. Aldington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.



89 DEC 10 PM 4 03

EXHIBIT "A"

All those portions of Lots 3, 4 and 5, Block 26, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner of Esplanade Street and Eldorado Avenue, same being the corner of Lot 4 aforesaid; thence Northwesterly along the Easterly line of Lots 3 and 4 aforesaid a distance of 24 feet, more or less, to a point 38 feet Southerly from the Northeasterly corner of Lot 3 aforesaid; thence Westerly at right angles to Eldorado Avenue 75 feet; thence Southerly parallel with Eldorado Avenue a distance of approximately 75.5 feet to the Northwesterly line of Esplanade Street; thence Northeasterly along said Northwesterly line of Esplanade Street to the point of beginning.

CODE 1 MAP 3809-28CB TL 6100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Dec. A.D., 19 89 at 4:03 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 24425

Evelyn Biehn - County Clerk

By Pauline Mullendore

FEE \$13.00