

9214

FELLS

Aspen  
TITLE & ESCROW, INC.#01034668  
WARRANTY DEEDVol. M89 Page 24449

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Oscar J. Shadley  
104 Leach Drive  
Midland, OR.

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

GARRY A. DEAL and MARILYN J. DEAL, husband and wife hereinafter  
called GRANTOR(S), convey(s) to OSCAR J. SHADLEY and MARSHA A.  
SHADLEY, husband and wife hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

The Westerly 104 feet of the Easterly 233 feet in Lot 1, Block  
3, MIDLAND HILLS ESTATES, County of Klamath, State of Oregon.

Tax Account No.: 162-4008-1AB-3000

"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) Conditions and  
Restrictions as shown on the recorded plat of Midland Hills  
Estates. 2) This property lies within and is subject to the  
levies and assessments of the Midland Hills Water Company. 3)  
Declaration of Conditions and Restrictions recorded April 29,  
1970 in Book M-70, page 3339. 4) Trust Deed, including the  
terms and provisions thereof recorded May 8, 1978 in Book M-78,  
page 9425 in favor of Klamath First Federal Savings and Loan  
Association, which Trust Deed the Grantees herein DO NOT agree  
to assume and pay and Grantors hold Grantees harmless therefrom.

5) Trust Deed, including the terms and provisions thereof  
recorded June 12, 1987 in Book M-87, page 75687 in favor of  
Gerald Don Warren and Janice June Warren, which Trust Deed the  
Grantees herein DO NOT agree to assume and pay and Grantors hold  
Grantees harmless therefrom.,

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  
\$55,000.00.

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 13th day of December, 1989.

GARRY A. DEAL

MARILYN J. DEAL

STATE OF WASHINGTON, County of Garfield ss.

December 15<sup>th</sup>, 1989.

Personally appeared the above named GARRY A. DEAL and MARILYN J.  
DEAL and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Notary Public for Washington  
Commission Expires: 1-17-92



88  
DEC 19 10 10 AM '89

1130  
24450

CHAS. S. B. 100

1130  
24450

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Arpen Title Co. the 19th day  
of Dec. A.D. 19 89 at 10:48 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 24449  
Evelyn Biehn - County Clerk  
By Caroline Mullender

FEE \$13.00

WITNESSETH that the within and foregoing instrument was duly executed and acknowledged before me, the undersigned, a Notary Public for the County of Klamath, State of Oregon, on the day and date first above written.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

Notary Public for the County of Klamath, State of Oregon.

