

WARRANTY DEED

ASPEN 34143

RODNEY G. JONES and BARBARA A. JONES, husband and wife, Grantors, convey and warrant to HARRY F. SWEENEY and MILDRED B. SWEENEY, husband and wife, Grantees, husband and wife, the following real property free of encumbrances except as specifically set forth below:

The N $\frac{1}{2}$ of Lot 14, Block 7, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land, and all real property taxes owing.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

ALSO SUBJECT TO 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-893 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.

ALSO SUBJECT TO reservations in deed from Nassau Co. a corporation, to Robert Clark, recorded on Page 163 of Volume 91, Deed Records of Klamath County, Oregon, as follows: "Also subject to all contracts with United States of America, Klamath Irrigation District relative to reclamation of said land, and all rights of way for roads, ditches, water rights and assessments thereof."

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$14,418.04. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

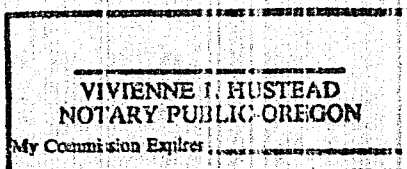
DATED this 7 day of DECEMBER, 1989.

Rodney G. Jones
RODNEY G. JONES, Grantor

Barbara A. Jones
BARBARA A. JONES, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me December 7, 1989, by RODNEY G. JONES and BARBARA A. JONES, husband and wife.



Vivienne I. Husted
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-93

GRANTORS NAME AND ADDRESS:

STATE OF OREGON)

) ss.

County of Klamath)

GRANTEES NAME AND ADDRESS:

I certify that the within instrument was received for record on the 20th day of Dec., 1989, at

3:50 o'clock PM., and recorded in Book M89 on Page 24577 or as File Reel Number 9294, Record of Deeds of said County.

AFTER RECORDING, RETURN TO:

A.T.C.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By: Pauline Muelendore
Deputy

Fee \$13.00

Until a Change is Requested,
Tax Statements Should be Sent
To: