

9372



TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 24719

LEONARD THOMAS DOMBRAS and ANN DOMBRAS, TRUSTEES

convey(s) to BERTEN DE WAYNE and KATHLEEN R. DE WAYNE, hereinafter called grantor, husband and wifeCounty of Klamath, State of Oregon, described as: all that real property situated in the

The East 160 feet of Lot 8, Block 1, MIDLAND HILLS ESTATES, being all that portion of said lot lying East of a line which is 166 feet Easterly of and parallel to the West line of said lot, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. This property lies within and is subject to the levies and assessments of the Midland Hills Water Company.
2. Conditions, Restrictions as shown on the recorded plat of Midland Hills Estates.
3. Declaration of Conditions, Restrictions recorded April 29, 1970 in Book M-70 at Page 3339, as further set forth in Decree entered September 26, 1984, Klamath County Circuit Court Case 82-421-1.
4. Easement and Release of Damages to the California Oregon Power Company**

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 as recorded January 15, 1982 in Volume 96 at Page 585, relative to raising and lowering the water of Upper Klamath Lake and Klamath River. 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 \$ 52,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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 22nd day of December, 19 89.

Leonard Thomas Dombros, Trustee
Leonard Thomas Dombros, Trustee

Ann Dombros, Trustee
Ann Dombros, Trustee

Leonard Thomas Dombros
Leonard Thomas Dombros, Individual

Ann Dombros
Ann Dombros, Individual

STATE OF OREGON, County of Klamath ss.December 22, 19 89.

Personally appeared the above named Leonard Thomas Dombros and Ann Dombros instrument to be their voluntary act and deed and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 8-31-91

Leonard T. & Ann Dombros
c/o KFF

GRANTOR'S NAME AND ADDRESS

Berten & Kathleen F. DeWayne
135 Leach Drive

Midland, Oregon 97634
GRANTEE'S NAME AND ADDRESS

After recording return to:

KIAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET

KIAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

Until change is requested all tax statements shall be sent to the following address.

KIAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET

KIAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Dec., 19 89, at 11:35 o'clock AM., and recorded in book/reel/volume No. M89 on page 24719 or as document/fee/file/instrument/microfilm No. 9372, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Danise M. Mendenhall Deputy

File \$8.00

89 DEC 22 AM 11 35