

9389

Spencer
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

THOMAS W. BROWN and BETTY M. BROWN, husband and wife
convey(s) to ROBERT E. JAMISON and KATHLENE K. JAMISON, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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

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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 \$77,000.00. 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.

Thomas W. Brown
Betty M. Brown

STATE OF OREGON, County of Klamath, ss.

December 22, 19 89.
Personally appeared the above named THOMAS W BROWN AND BETTY M. BROWN and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Daniel Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Thomas W. & Betty M. Brown
1824 Jefferson St
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS
Robert E. & Kathlene K. Jamison
1028 Pacific Terrace
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Just Federal Str
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax status acts shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ or as document/fee/file/Instrument/microfilm No. _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME _____ TITLE _____
By _____ Deputy



EXHIBIT "A"

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, from which the Northeast corner of said Block 24 bears North 0 degrees 18 minutes East 194.00 feet distant; thence North 89 degrees 42 minutes West 146.42 feet, more or less, to the Northeasterly line of Lot 11 of said Block 24; thence in a Southeasterly direction along the Northeasterly line of Lots 11, 14 and 15 on a 6 degree 36 minutes 40 seconds curve to the right 89.90 feet; thence South 89 degrees 42 minutes East 90.04 feet, more or less to the East line of said Block 24; thence North 0 degrees 18 minutes East 70.00 feet to the point of beginning.

Tax Acct. No.: 001 - 3809-020DD-03500

Key No.: 173029

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Eldorado Heights Addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 22nd day
of Dec. A.D. 1989 at 3:16 o'clock P. M., and duly recorded in Vol. M89,
of Deeds on Page 24761.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Anderson