

#01034522  
WARRANTY DEED

Vol. 1189 Page 25104

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Jimmy F. Holmes  
1225 Hilton Drive  
Klamath Falls, OR 97603

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

V. RICHARD GOOD AND MARIELLEN GOOD, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to JIMMY F. HOLMES AND PATRICIA A. HOLMES, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 7, Block 13, Tract 1003, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

CODE 141 MAP 3809-36DB TL 1100

"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." *Phd*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Conditions, Restrictions as shown on the recorded plat of Third Addition to Moyina. 2) This property lies within and is subject to the levies and assessments of the Moyina Water District. 3) 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-83 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.

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 \$76,000.00.

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 21st day of December, 1989.

X *Richard Good*  
V. RICHARD GOOD

*Mariellen Good*  
MARIELLEN GOOD

STATE OF CALIFORNIA, COUNTY OF PLACER ) ss.

DECEMBER 26, 1989.

Personally appeared the above named V. RICHARD GOOD AND MARIELLEN GOOD, HUSBAND AND WIFE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: G.A. MARNET  
Notary Public for CALIFORNIA

My Commission Expires: Aug 17, 1992



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 28 day  
of Dec A.D., 19 89 at 3:51 o'clock P M., and duly recorded in Vol. M89  
of Deeds on Page 25104

FEE 13.00

Evelyn Biehn County Clerk  
By Bernetha A. Ketch

