

9663



**Aspen**  
TITLE & ESCROW, INC.

ATC # 020343 Vol. 1789 Page 25275  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
JAMES R. FOWLDS  
1710 McClellan  
Klamath Falls, Cr. 97603

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

KAREN L. EISENLORD hereinafter called GRANTOR(S), convey(s) to  
JAMES R. FOWLDS hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

The Southeasterly 5 feet of Lot 15 and the Northwesterly 75 feet  
of Lot 16, WINEMA GARDENS, in the County of Klamath, State of  
Oregon.

CODE 143 MAP 3909-1AB TL 5600

"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,  
Restrictions as shown on the recorded plat of Winema Gardens.  
Modified by instrument recorded April 21, 1960 in Book 320 at  
Page 437, Deed Records. 2) Declaration of conditions and  
Restrictions, but omitting any restrictions based on race,  
color, religion or national origin recorded July 15, 1959 in  
Book 13 at Page 473 & 496 and also recorded in Book 320 at page  
437 and Book 321 at Page 440. 3) Restrictions and reservations  
as contained in Deed recorded May 2, 1944 in Book 164 at Page  
406, recorded September 28, 1949 in Book 234 at Page 248 and  
Recorded April 30, 1951 in Book 247 at Page 12 and also Book 248  
at Page 397, 4) Regulations, including levies, liens,  
assessments, rights of way and easements of the South Suburban  
Sanitary District. 5) This property lies within and subject to  
the levies and assessments of the Moyina Water District. .

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.  
\$41,500.00.

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 22nd day of December 1989.

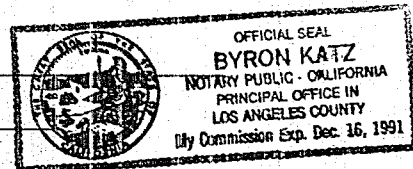
*Karen L. Eisenlord*  
KAREN L. EISENLORD

STATE OF CALIFORNIA, County of LOS ANGELES ) ss.

DATE DEC 26 1989

Personally appeared the above named KAREN L. EISENLORD and  
acknowledged the foregoing instrument to be her voluntary act  
and deed.

Before me: *Byron Katz*  
Notary Public for California  
My Commission Expires: \_\_\_\_\_



89 DEC 29 PM 4 07

STATE OF OREGON: COUNTY OF KLAMATH: ss.

25276

Filed for record at request of Aspen Title  
of Dec A.D. 19 89 at 4:07 o'clock P. M., and duly recorded in Vol. M89  
of Deeds on Page 25275.

FEE 13.00

Evelyn Biehn County Clerk  
By Bernetha G. Hetsch

