



ATCA 05634583
WARRANTY DEED

AFTER RECORDING RETURN TO:
DARLE HELMERS
ROSE HELMERS
57931 JOSHUA LANE
YUCCA VALLEY, CA. 92284

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

CHARLES E. RENN AND MARY A. RENN, Husband and Wife, hereinafter called GRANTOR(S), convey(s) to DARLE HELMERS AND ROSE HELMERS, Husband and Wife, hereinafter called GRANTEE(S), 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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions, Restrictions as shown on the recorded plat of Industrial Addition to the City of Klamath Falls. 3) Trust Deed, including the terms and provisions thereof with Charles E. Renn and Mary A. Renn being the Grantors and Merit E. Smith being the Beneficiary recorded October 8, 1986 in Book M-86 at page 18386 of which the beneficial interest thereunder was assigned to M/M Smith Enterprises, a partnership and recorded December 2, 1987 in Book M-87 at page 21674 which Trust Deed the Grantees herein agree to assume and pay according to the terms and conditions therein.

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 \$46,113.00.

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 November 1989.

X Charles E. Renn
CHARLES E. RENN

X Mary A. Renn
MARY A. RENN

STATE OF OREGON, County of Klamath)ss.

November 27 '89

Personally appeared the above named CHARLES E. RENN AND MARY A. RENN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Lana C. Craft
Notary Public for Oregon CR MA
My Commission Expires: March 4, 1992

8-11-93

1990 JAN 9 PM 4 30

EXHIBIT "A"

PARCEL 1:

Lots 12, 13, and 14, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

All of Lot 15 and the Southeasterly rectangular 15 feet of Lot 16, being a parcel of land fronting 15 feet on East Main Street and 15 feet on alley running through said Block 18, all being in Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 3:

Lot 17 and the Westerly 10 feet, Lot 16, Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33AB TL 13800
 CODE 1 MAP 3809-33AB TL 13900
 CODE 1 MAP 3809-33AB TL 14000
 CODE 1 MAP 3809-33AB TL 14100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
 of Jan. A.D., 19 90 at 4:30 o'clock P M., and duly recorded in Vol. M90
 of Deeds on Page 432

Evelyn Biehn County Clerk
 By Pauline Muelender

FEE \$33.00