



9991

Vol. m90 Page 581#01034608
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. James M. Anderson
2927 Homedale Road
Klamath Falls, OR 97603

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

BRYAN CARPENTER and GAIL E. CARPENTER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES M. ANDERSON
and STEPHANIE L. ANDERSON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The Northerly 22.5 feet of Lot 1 and the Southerly 46 feet of
Lot 2 of CLOVERDALE, in the County of Klamath, State of Oregon.

Code 41, Map 3909-2DD TL 6500

"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. J.A. JSA

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Rules, regulations
and statutory powers of Enterprise Irrigation District and
South Suburban Sanitary District. 2) Conditions and
Restrictions as shown on the recorded plat of Cloverdale. 3)
Findings of Fact, Conclusions of Law and Order recorded July 7,
1987 in Book M-87, page 11831.

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
\$34,500.00.

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 10th day of January, 1990.

Bryan A. Carpenter
BRYAN CARPENTER

Gail E. Carpenter
GAIL E. CARPENTER

STATE OF OREGON, County of Klamath)ss.

January 10, 1990.

Personally appeared the above named Bryan Carpenter and Gail E.
Carpenter and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, Paulene I. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of Jan. A.D., 19 90 at 11:43 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 581.

FEE \$28.00

Evelyn Biehn - County Clerk
By Paulene I. Addington