

#01634520
WARRANTY DEED

AFTER RECORDING RETURN TO:
RICHARD JOHN CAPPS, JR.
3800 WATTLING
OAKLAND, CA 94601

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

DONALD E. BAILEY and GEORGE A. PONDELLA, JR. hereinafter called
GRANTOR(S), convey(s) to RICHARD JOHN CAPPS, JR. hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

The NW 1/4 SE 1/4 of Section 20, Township 36 South, Range 10
East of the Willamette Meridian, in the County of Klamath, State
of Oregon.

Code 8 Map 3610-2000 TL 1000

"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) Subject to rules
and regulations of Fire Patrol District. 2) Rights of the public
in and to any portion of the herein described premises lying
within the boundaries of roads or highways. 3) Easement reserved
in document recorded in Book 291 at page 312. 4) Easement
reserved in document recorded in Book 291 at page 312. 5) Terms
and provision of Land Status Report recorded in Book 301 at
page 374. 6) Easement reserved in Contract recorded July 18,
1978 in Book M-79 at page 17059.

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
\$12,000.00.

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 16th day of November 1989.

Donald E. Bailey
DONALD E. BAILEY

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

STATE OF OREGON, County of Klamath)ss.

On this 16th day of November, 1989,

George A. Pondella, Jr. personally appeared the above named DONALD E. BAILEY and GEORGE
A. PONDELLA, JR. and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me, Barlene T. Addington
Notary Public for Oregon

My Commission Expires: 3-22-93

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 11:45 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 604.

Evelyn Biehn County Clerk
By Daniel M. Mullins

FEE \$28.00

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