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ATC 34758

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 930

PAUL W. BARTRAM and PAULA M. LUNDQUIST

convey(s) to CHARLES L. COX and MARLENE Y. COX, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

The W $\frac{1}{2}$ W $\frac{1}{2}$ of Tract 19, GIENGER'S HOME TRACTS, TOGETHER WITH the Southerly one-half of the vacated alley adjoining the North, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Gienger's Home Tracts.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation 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 **

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 **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 \$ 40,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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 12th day of January, 19 90.

Paul W. Bartram
Paula M. Lundquist

STATE OF OREGON, County of Klamath)ss.
January 12, 19 90.

Personally appeared the above named Paul W. Bartram and Paula M. Lundquist

instrument to be their voluntary act and deed.

Before me:

David O. Chandler
Notary Public for Oregon

My Commission Expires: 7-6-90

Paul W. Bartram & Paula M. Lundquist
1918 Manzanita St.

Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Charles L. and Marlene Y. Cox
2763 Hope St.

Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main Street

Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of Jan., 19 90, at 3:36 o'clock P.M., and recorded in book/reel/volume No. M90 on page 930 or as document/fee/file/instrument/microfilm No. 10139, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By David O. Chandler Deputy

Fee \$28.00

30 JAN 12 PM 3 36