



10267

Aspen
TITLE & ESCROW, INC.#01634328
WARRANTY DEEDVol. m90 Page 1174AFTER RECORDING RETURN TO:
Mr. and Mrs. Henry C. Molz
7024 Turner Court
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEHENLEY LAND COMPANY, INC., an Oregon Corporation, hereinafter
called GRANTOR(S), convey(s) to HENRY C. MOLZ and BETTY D. MOLZ,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 39 in Block 1 of Tract No. 1085, COUNTRY GREEN, in the
County of Klamath, State of Oregon.

Code 100, Map 3909-13AA, TL 5700.

"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." *B.D.M.*and covenant(s) *W.C.M.* that grantor is the owner of the above described
property free of all encumbrances except: 1) Conditions and
Restrictions as shown on the recorded plat of Country Green. 2)
Declaration of Conditions and Restrictions recorded July 30,
1974 in Book M-74, page 9272 and as Amended by instrument
recorded June 30, 1975 in Book M-75, page 7360, and as Amended
by Decree filed July 11, 1979 in Case #78-525E. 3) Rules,
regulations and statutory powers of South Suburban Sanitary
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
\$12,500.00.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 16th day of January, 1990.

HENLEY LAND COMPANY, INC.

By: William R. McGaughey
President

STATE OF OREGON, County of Klamath)ss.

This instrument was acknowledged before me on January 16, 1990,
by William R. McGaughey as President of Henley Land Company,Before me: Paulene P. 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 18th day
of Jan. A.D., 19 90 at 11:11 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 1174.Evelyn Biehn
By Paulene P. Addington County Clerk

FEE \$28.00

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