



ATC #05034696  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
JOHN VAN ORDER  
LORRAINE MATHIAS  
3936 Barry  
Klamath Falls, Or. 97603

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

RICHARD S. SHUCK AND DONNA M. SHUCK, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to JOHN VAN ORDER AND  
LORRAINE MATHIAS, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT  
SURVIVORSHIP hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

Lot 4, DE BIRK HOMES, LESS the Easterly 2 feet thereof, in the  
County of Klamath, State of Oregon.

CODE 41 MAP 3909-010DD-06000

"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) Conditions,  
Restrictions as shown on the recorded plat of DE BIRK HOMES. 2)

Regulations, including levies, assessments, water and  
irrigation rights easements for ditches and canals and rights of  
way for Klamath Irrigation District and South Suburban Sanitary  
District. 3) Easement, including the terms and provisions  
thereof for electrical transmission line over SE 1/4 SE 1/4  
granted to the California Oregon Power Company recorded December  
10, 1956 in Book 288 at Page 319. 4) Declaration of Conditions  
and Restrictions, but omitting any restrictions based on race,  
color, religion or national origin appearing of record recorded  
July 15, 1958 in Book 301 at Page 56 and further recorded  
February 26, 1960 in Book 319 at Page 246.

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  
\$41,300.00.

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 17th day of January 1990.

*Richard S. Shuck*  
RICHARD S. SHUCK

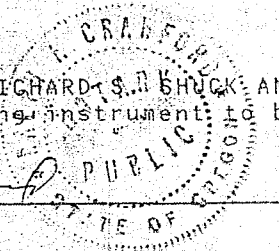
*Donna M. Shuck*  
DONNA M. SHUCK

STATE OF OREGON, County of KLAMATH)ss.

JANUARY 18, 1990

Personally appeared the above named RICHARD S. SHUCK AND DONNA  
M. SHUCK and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me: *Rebecca A. Crawford*  
Notary Public for Oregon  
My Commission Expires: March 4, 1992



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66-1290

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day  
of Jan. A.D., 19 90 at 11:18 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 1289.

Evelyn Biehn County Clerk

By Pauline Muckendorfer

FEE \$33.00

