

10607

LN# 0100442715

ATC 34717

Vol. m90 Page 1735

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

DENNIS GALE KRUSE and BETTY JEAN KRUSE, husband and wife

convey(s) to GEORGE R. GRUBB, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 22, Block 2, Tract No. 1179, SECOND ADDITION TO KENO HILLSIDE ACRES, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Second Addition to Keno Hillside Acres.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded May 1, 1981 in Book M-81 at Page 7753.
3. Subject to rules and regulations of Fire Patrol District.
4. Release of damages, including the terms and provisions thereof, to The California Oregon Power Company, a corporation, recorded March 2, 1932 in Book 97 at Page 83, Deed Records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, for Electric \*\*

"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 \*\* facilities along the North side of Highway 66, granted to Pacific Power & Light Company, recorded January 21, 1966 in Book M-66 at Page 604.

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 \$ 89,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24<sup>th</sup> day of January, 1990.

*Dennis Gale Kruse*  
*Betty Jean Kruse*

STATE OF OREGON, County of Klamath, ss.

January 24, 1990.

Personally appeared the above named Dennis Gale Kruse and Betty Jean Kruse and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Judith E. Morgado*  
Notary Public for State of Oregon  
My Commission Expires: 8-31-91

Dennis & Betty Kruse  
c/o KFF

GRANTOR'S NAME AND ADDRESS

George R. Grubb  
14040 Keno Terrace Dr  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 25<sup>th</sup> day of Jan, 1990, at 12:10 o'clock P M., and recorded in book/reel/volume No. M90 on page 1735 or as document/fee/file/instrument/microfilm No. 10607.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Pauline Muelandse Deputy

Fee \$28.00

FORM 685-2.5M

20 JAN 27 PM 12 10