



10698

#01033706
WARRANTY DEED

AFTER RECORDING RETURN TO:
STANLEY A. SCRIVNER
DIANA L. ODEN
~~7625 Lost River Road~~ P.O. Box 906
Klamath Falls, OR. 97601

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

DALE W. HARPER and CATHY J. HARPER, husband and wife hereinafter called GRANTOR(S), convey(s) to STANLEY A. SCRIVNER and DIANA L. ODEN, not as tenants in common, but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 9 in Block 3 and Lot 4 in Block 1, RIVER RANCH ESTATES, in the County of Klamath, State of Oregon.

Code 164 Map 3910-21DD TL300
Code 164 Map 3910-21DD TL100

"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." *S.A.S. Sold*

and covenant(s) 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 River Ranch Estates. 2) Declaration of Conditions and Restrictions recorded July 11, 1966 in Book M-66, page 6958. 3) Rules, regulations and statutory powers of Klamath Irrigation District and Klamath Basin Improvement District. 4) Easement, including the terms and provisions thereof, recorded in Volume 91, page 36 of Deed Records.,

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 \$98,000.00.

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 12th day of January, 1990.

Dale W. Harper
DALE W. HARPER

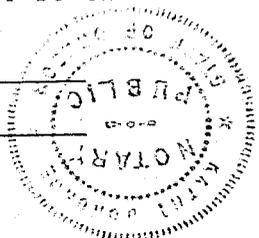
Cathy J. Harper
CATHY J. HARPER

STATE OF OREGON, County of MARSON)ss.

January 17, 1990.

Personally appeared the above named DALE W. HARPER and CATHY J. HARPER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Kath. Donohue*
Notary Public for Oregon
My Commission Expires: 4-26-92



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day of Jan. A.D., 1990 at 2:13 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 1908.

FEE \$33.00

Evelyn Biehn County Clerk
By Caroline Muelendore

