

10892

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

LAWRENCE A. WAGNER and RITA D. WAGNER, husband and wife
convey(s) to ROBERT L. WEBSTER and KIMBERLY K. WEBSTER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:
Lot 3, Block 1, Tract No. 1091, LYNNEWOOD, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Lynnewood.
3. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded July 20, 1973 in Book M-73 at Page 9383 and amended June 9, 1976 in Book M-76 at Page 8487. (City Resolution #2433)
5. Slope easement, including the terms and provisions thereof, for the **

"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 *purpose of construction and maintenance of street excavation and embankment slopes, recorded July 2, 1976 in Book M-76 at Page 10120.
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 \$17,000.00. *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 29 day of January,
1990.

Lawrence A. Wagner
Rita D. Wagner

STATE OF OREGON, County of Klamath)ss.
January 29, 1990.

Personally appeared the above named LAWRENCE A. WAGNER AND RITA D. WAGNER and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Daniel Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Lawrence A. and Rita D. Wagner
4340 Homedale Rd.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Robert L. and Kimberly K. Webster
26507 Senator Ave.
Harbor City, CA 90710
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
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 31st day of Jan, 1990, at 4:08 o'clock P.M., and recorded in book/reel/volume No. M90 on page 2223 or as document/fee/file/instrument/microfilm No. 10892, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douline Michalows Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$28.00

FORM 685-2.5M

200 JAN 31 PM 4 08
13 JAN 31 PM 4 08