

#01034702
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Niles W. Larson
5519 Nebraska Dr.
Concord, CA. 94521

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

TA ~~CONNIE CARAVELLI BUTLER~~, who acquired title as Connie C. Caravelli, hereinafter called GRANTOR(S), convey(s) to NILES W. LARSON and MARY F. LARSON, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Tract 29, BAILEY TRACTS, in the County of Klamath, State of Oregon.

Code 41, Map 3909-2DC, TL 5500.

"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 and Restrictions as shown on the recorded plat of Bailey Tracts. 2) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District. 3) Irrigation lateral as delineated on the recorded plat. 4) Easement, including the terms and provisions thereof, recorded November 21, 1930 in Book 93, page 254. 5) Reservations on Deed recorded February 2, 1935 in Book 100 at page 405, 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 \$65,000.00.

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 29th day of January, 1990

Margaret O. Parks
CONNIE CARAVELLI BUTLER
Connie Caravelli 2-1-90

STATE OF CALIFORNIA, County of NEVADA) ss.

January 31, 1990.

Personally appeared MARGARET O. PARKS, who, being duly sworn, did say that SAE is the attorney in fact for Connie Caravelli Butler and that SAE executed the foregoing instrument on behalf of and as the voluntary act of said principal.

Before me: Tina A. Aratari
Notary Public for California

My Commission Expires: 9-1-92



80 2 PM 2 00

0803

2381

GENERAL ACKNOWLEDGMENT

WARRANTY DEED

NO 201

State of CALIFORNIACounty of NEVADA

SS.

On this the 1ST day of FEBRUARY, 1990, before me,DAN A. BERNARD

the undersigned Notary Public, personally appeared

CONNIE C. CARAVELLI☐ personally known to me☒ proved to me on the basis of satisfactory evidenceto be the person(s) whose name(s) IS subscribed to the within instrument, and acknowledged that SAC executed it.

WITNESS my hand and official seal.

Dan A. Bernard

Notary's Signature

7110 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
 of Feb. A.D., 19 90 at 2:08 o'clock P M., and duly recorded in Vol. M90,
 of Deeds on Page 2380.

Evelyn Biehn, County Clerk

By Debra Muelandere

FEE \$33.00