

Atc # 34805
WARRANTY DEED

AFTER RECORDING RETURN TO:
JEAN L. TURNAGE
5292 GATEWOOD DR.
KLAMATH FALLS, OR. 97603

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

SYLVIA A. PEARSON hereinafter called GRANTOR(S), convey(s) to
JEAN L. TURNAGE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 5, Block 10, FIRST ADDITION TO CYPRESS VILLA, in the County
of Klamath, State of Oregon.

CODE 41 MAP 3909-12CC TL 6400

"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 First Addition to
Cypress Villa. 2) Regulations, including levies, assessments,
water and canals, Rights of Way of Klamath Irrigation District
and South Suburban Sanitary District.

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
\$12,000.00.

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 26th day of January 1990.

X Sylvia A. Pearson
SYLVIA A. PEARSON

STATE OF OREGON, County of Melton ss.

DATE 2/1/90

Personally appeared the above named SYLVIA A. PEARSON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: [Signature]
Notary Public for OREGON
My Commission Expires: 8/20/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Feb. A.D., 19 90 at 11:14 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 2495

FEE \$28.00

Evelyn Biehn County Clerk

By Dorlene Milledore