



11062

Aspen
TITLE & ESCROW, INC.ATC #05034770
WARRANTY DEEDVol. m90 Page 2516AFTER RECORDING RETURN TO:
LEONARD D. JONES
MAVIS I. JONES4348 Homedale
KLAMATH FALLS, OR. 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWALTER M. PETERSEN and JEAN Y. PETERSEN, Husband and Wife
hereinafter called GRANTOR(S), convey(s) to LEONARD D. JONES and
MAVIS I. JONES, Husband and Wife hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

PARCEL 1

The Northerly 62 feet of Lot 1, Block 3, HOT SPRINGS ADDITION TO
THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath,
State of Oregon, more particularly described as follows:Beginning on the Southeasterly line of Pine Street at its
intersection with the line between Lots 1 and 2, Block 3 Hot
Springs Addition; thence Southerly along said line between said
Lots 1 and 2, 62 feet; thence Northeasterly at right angles to
said line between Lots 1 and 2 to the Easterly line of said Lot
1; thence Northwesterly along said Easterly line of Lot 1 to the
Southerly line of Pine Street; thence Westerly along the line
of Pine Street to the point of beginning.

PARCEL 2

Lot 2, Block 3, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, OREGON, in the County of Klamath, State of Oregon.CODE A MAP 3809-29DD TL 6900
CODE 1 MAP 3809-29DD TL 7000"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) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Conditions, Restrictions as shown on the
recorded plat of Hot Springs Addition to the City of Klamath
Falls.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
\$13,000.00.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 2nd day of FEBRUARY 1990.Walter M. Petersen
WALTER M. PETERSENJean Y. Petersen
JEAN Y. PETERSEN

STATE OF OREGON, County of Klamath)ss.

FEBRUARY 5, 1990

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Continued on next page

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WARRANTY DEED
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Personally appeared the above named WALTER M. PETERSEN and JEAN PETERSEN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Alba Craft
Notary Public for Oregon
My Commission Expires: March 4, 1992



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Feb. A.D. 1990 at 11:14 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 2516.

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Mueller

NO REC

NO REC

TITLE & ESCROW INC.

Aspen

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