



11429

Aspen
TITLE & ESCROW, INC.

Vol. m90 Page 3130

Atc #05033759

WARRANTY DEED

AFTER RECORDING RETURN TO:

AUDIE SOYLAND

LINDA SOYLAND

300 MOUNTAIN VIEW BLVD
KLAMATH FALLS, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVELEE COMPANY hereinafter called GRANTOR(S), convey(s) to AUDIE
SOYLAND AND LINDA SOYLAND, Husband and Wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Beginning at the Southeasterly corner of Lot 1, Block 8,
TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon; thence North 89 degrees 29' West,
along the Southerly line of said Lot 1, a distance of 129.20
feet to the Southwesterly corner of said Lot 1; thence North 21
degrees 14' West, along the Northeasterly right of way line of
Laguna Street, a distance of 74.00 feet; thence North 54 degrees
13' 49" East a distance of 87.50 feet to a point on the
Northeasterly line of Lot 3, Block 7, of said Terraces Addition,
said point also being on the Southwesterly right of way line of
Loma Linda Drive; thence Southeasterly, along the Southwesterly
right of way line of Loma Linda Drive, to the point of
beginning.

CODE 1 MAP 3809-28DB TL 3000

"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 Terraces Addition. 3) Easement for utilities
over and across the premises formerly included within the
boundaries of Shasta View Street, now vacated, as reserved in
Ordinance No. 4872. 4) Agreement, including the terms and
provisions thereof regarding water well between William F.
McKibbin, et ux and Gracie D. Sanders recorded February 15, 1963
in Book 343 at Page 226. 5) Resolution # 2572, including the
terms and provisions thereof, dated January 16, 1978 in Book
M-78 at Page 4237, allowing geothermal pipes to cross Loma Linda
Drive and owners of 1007 Loma Linda Drive are to hold City
harmless from claims for damage.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
\$125,000.00.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 February 1990.

LEE COMPANY

BY: Cws DannerTITLE: Agent

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STATE OF OREGON, County of klamath)ss.

Continued on next page

90 FEB 16 AM 11 22

WARRANTY DEED
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FEB 14 1990

Personally appeared C.W. DAVIS and did say that he is the REGISTERED AGENT of LEE COMPANY and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: R. H. A. Lee
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 16th day
of Feb. A.D., 19 90 at 11:22 o'clock AM., and duly recorded in Vol. M90,
of _____ of Deeds on Page 3130.

On page 1110
Evelyn Biehn, County Clerk

By Pauline Mulendore

FEE \$33.00

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1. The above information was obtained from the files of the FBI, and is being furnished to you for your information. The information is being furnished to you for your information and is not to be used for any other purpose. The information is being furnished to you for your information and is not to be used for any other purpose. The information is being furnished to you for your information and is not to be used for any other purpose.

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