



Aspen
TITLE & ESCROW, INC.

#01034853
WARRANTY DEED


AFTER RECORDING RETURN TO:
MELANIE D. JONES

2716 PARK PLACE
PETALUMA, CA 94952

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

LANA WATSON-DAWKINS, hereinafter called GRANTOR(S), convey(s) to
MELANIE D. JONES, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 Elmwood Park. 2)
Conditions and Restrictions as shown on the recorded plat of
Summers Heights. 3) Rules, regulations and statutory powers of
South Suburban Sanitary District and Klamath Irrigation
District. 4) Five Easements, including the terms and provisions
thereof, recorded July 24, 1933 in Book 101, page 274 and
recorded December 22, 1943 in Book 160, page 581 and recorded
January 22, 1954 in Book 265, page 146 and recorded March 8,
1955 in Book 273, page 58 and recorded April 2, 1958 in Book
298, page 391.

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
\$32,000.00.

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 16th day of February, 1990



LANA WATSON-DAWKINS

STATE OF OREGON, County of Klamath)ss.

February 17, 1990.

Personally appeared the above named LANA WATSON-DAWKINS and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me, 
Notary Public for Oregon

My Commission Expires: March 22, 1993

90 FEB 20 PM 3 55

Beginning at the Southwest corner of Lot 26, SUMMERS HEIGHTS; thence West 30 feet along the South line of Lot 34, ELMWOOD PARK; thence North parallel to the West line of Lot 26, SUMMERS HEIGHTS, a distance of 90 feet; thence East parallel to the South line of said Lot 34 a distance of 30 feet to the West line of said Lot 26; thence South along the West line of said Lot 26, SUMMERS HEIGHTS, 90 feet to the point of beginning, being a portion of Lot 34 of ELMWOOD PARK, in the County of Klamath, State of Oregon.

ALSO the West 70.8 feet of the South 90 feet of Lot 26, and the West 5 feet of the North 56.1 feet of Lot 26, and the West 5 feet of Lot 27 of SUMMERS HEIGHTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-148C TL 4500
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Feb. A.D. 19 90 at 3:55 o'clock PM. the 20th day
of Deeds and duly recorded in Vol. M90
on Page 3279.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelke