13.965 Vol.<u>m98</u> Page <u>4060</u> spen Arct05034705 TITLE & ESCROW, INC. AFTER RECORDING RETURN TO: WARRANTY DEED STEPHEN D. FULTON SANDRA L. FULTON 6709 Shasta Way Klamath Falls, Or. 97603 UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: EARL BARNUM AND HAZEL BARNUM, as Tenants by the entirety hereinafter called GRANTOR(S), convey(s) to STEPHEN D. FULTON AND CANDDAL EULTON Husband and With Boroinafter called AND SANDRA L. FULTON, Husband and Wife hereinafter called GRANTEE(S), all that real property situated in the County of Lot 2, Block 4, SECOND ADDITION TO MOVINA, in the County of Klamath, State of Oregon. 32 CODE 141 MAP 3809-360C 7500 "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 3 2 2 Han I 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 Second Addition to Movina. 2) Regulations, including levies, liens, assessments 30 Moyina. 2) Regulations, including levies, liens, assessments 12 Moyina. 2) Regulations, including levies, liens, assess water and irrigation rights, rights of way, easements and easements for ditches and canals, of Moyina Heights water nistrict 3) Fasemer District, and South Suburban Sanitary District. 3) Easement, including the terms and provisions thereof for electric Including the terms and provisions thereof for electric transmission line granted to The California Gregon Power Company .. recorded April 5, 1940 in Book 128 at Page 267 and also recorded June 8, 1956 in Book 284 at Page 22. 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 In construing this deed and where the context so requires, the IN WITNESS WHEREOF, the grantor has executed this instrument Samura EARL BARNUM HAZEL BARNUM STATE OF OREGON, County of KLAMATH)ss MARCH 2, 1990 Personally appeared the above named EARL BARNUM AND HAZEL BARNUM and acknowledged the Toregoing Instrument to be their voluntary Before me: Notary Public for Oregod FILT My Commission Expires: March 45 Ch. \$1990 B



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