

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MILDRED E. MC KUNE

convey(s) to WILLIAM G. HARDIN and SANDRA HARDIN, hereinafter called grantor,
DUSTIN L. GERBING and NANCY J. GERBING, husband and wife and
County of Klamath, State of Oregon, described as:

The South 23 feet of Lot 6 and the North 42 feet of Lot 7, Block 1,
FIRST ADDITION TO TONATEE HOMES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of First Addition to Tonatee Homes.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of **

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 **record, recorded October 5, 1959 in Book 316 at Page 226.

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration.

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 6th day of March, 19 90.

Mildred E. McKune
Mildred E. McKune

STATE OF OREGON, County of Klamath, ss.

March, 19 90.

Personally appeared the above named Mildred E. McKune

Instrument to be recorded voluntary act and deed and acknowledged the foregoing

Before me:

Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 8-31-90

Mildred E. McKune

c/o KFF

GRANTOR'S NAME AND ADDRESS

Hardin and Gerbing4023 Sturdivant Ave.Klamath Falls, OR 97603

GRANTEES NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan2943 South Sixth StreetKlamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal Savings and Loan2943 South Sixth St.Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of March, 1990.

at 3:25 o'clock P.M., and recorded in book/reel/volume No. M90 on

page 4224 or as document/fee/file instrument/microfilm No. 12064.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muelender Deputy

Fee \$28.00.