

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

IGNACIO D. OSORIO and GRICELBA OSORIO, husband and wife

convey(s) to KRIS A. ANDERSON and GAYLE D. ANDERSON, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:Lot 1, Block 4, Tract No. 1091, LYNNEWOOD ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon."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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

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 \$ 19,000.00. However, the actual con-
sideration consists of or includes other property or value given or promised which is ^{the whole} part of the consideration
(indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

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.Ignacio D. Osorio
Gricelba OsorioSTATE OF TEXAS, County of TRAVIS) ss.
March 6th, 19 90.Personally appeared the above named IGNACIO D. OSORIO and
GRICELBA OSORIO and acknowledged the foregoing
instrument to be Their voluntary act and deed.

Before me:

JULIA G. HERRERA
Notary Public
State Of TexasNotary Public for My Commission Expires 2-28-91
My Commission Expires: 2-28-91Ignacio D. & Gricelba Osorio
13426 H Willow Run Dr.
Austin, Texas 78704
GRANTOR'S NAME AND ADDRESS
Kris A. & Gayle D. Anderson
317 Tanager St
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.NAME TITLE
By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Lynnewood.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : July 20, 1973

Book : M-73

Page : 9383

As amended by instrument:

Recorded : June 9, 1976

Book : M-76

Page : 8487

As amended by instrument:

Recorded : September 31, 1977

Book : M-77

Page : 17035

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of March A.D., 19 90 at 3:31 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 4442.

FEE \$33.00

Evelyn Biehn County Clerk

By Quintine Mullendore