

12590

Vol. m90 Page 5202

Until a change is requested all tax statements shall be sent to the following address: BARBARA L. MALONEY
164 WILKING TANE
MARINA CA 93933

WARRANTY DEED

Charles Maloney, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto Barbara Maloney, hereinafter referred to as Grantee, her heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lot 11 in Block 42 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions in the dedication of Hot Springs Addition.
2. Easement, including the terms and provisions thereof, recorded June 24, 1935 in Volume 105 page 5, Deed records of Klamath County, Oregon.
3. Trust Deed, including the terms and provisions thereof, recorded July 5, 1935 in Volume M85 page 10431, Mortgage records of Klamath County, Oregon, in favor of Thomas L. Whistler, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

to have and to hold the same unto Grantee, her heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee, her heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

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.

The true and actual consideration paid for this transfer is \$0.00.

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90 MAR 21 1936

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24 day of January, 1990.

Charles Maloney

STATE OF OREGON)
) ss.
County of Klamath)

Before me this _____ day of January, 1990, personally appeared the above-named Grantor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My Commission Expires: _____

(S E A L)

CAT. NO. NN00027
TO 1944 CA (9-84)

TICOR TITLE INSURANCE

(Individual)

STATE OF CALIFORNIA
COUNTY OF MONTEREY } ss.

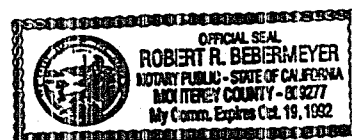
On JANUARY 24, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared CHARLES MALONEY

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name IS subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature

Robert R. Bebermeyer



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Barbara L. Maloney the 21st day of March A.D. 19 90 at 2:36 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 5202

FEB \$33.00

Evelyn Biehn County Clerk

By Douglas Mullins

WARRANTY DEED - PAGE 2

200
1.00

Return to K.C.T.C.