

12966

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

GREGORY M. KUJAWA and MARGARET A. KEMNER

convey(s) to DAVID A. SINCLEAR and LINDA L. SINCLEAR, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 16, Block 10, Tract 1152, NORTE HILLS, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

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 Tract 1152, North Hills.
3. Easement, including the terms and provisions thereof, for electrical transmission line, granted to The California Oregon Power Company, a California Corporation, recorded November 9, 1953 in Book 264 at Page 26. (Exact location not given)

"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

See above

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 \$ 85,000.00. However, the actual consideration 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 21st day of March, 19 90.



Gregory M. Kujawa

(Gregory M. Kujawa)



Margaret A. Kemner

(Margaret A. Kemner)

STATE OF ^{Montana} OREGON, County of Park ss.March 21, 19 90.

Personally appeared the above named Gregory M. Kujawa & Margaret A. Kemner and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for State of MontanaMy Commission Expires: August 5, 1990

Gregory M. Kujawa and

Margaret A. Kemner

c/o KFE

GRANTOR'S NAME AND ADDRESS

David A. & Linda L. Sinclear

5535 Havencrest Ct.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&IA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements of all benefit to the following address.

KLAMATH FIRST FEDERAL S&IA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of March, 19 90, at 11:15 o'clock A. M., and recorded in book/reel/volume No. M90 on page 5812 or as document/fee/file/Instrument/microfilm No. 12966, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorene Mullins Deputy

Fee \$28.00

FORM 685-2.5M

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