

12989

Loan #0100442743

ATC 34933

Vol. m90 Page 5854

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

MARTON J. POLICH _____, hereinafter called grantor,
convey(s) to MICHAEL G. ESQUEDA _____ all that real property situated in the
County of Klamath _____, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 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 \$ 45,000.00. 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 30th day of March, 19 90.

Marion J. Polich
Marion J. Polich

STATE OF OREGON, County of Klamath _____)ss.

March 30, 19 90.

Marion J. Polich personally appeared the above named Marion J. Polich and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Judith L. Magado
Notary Public for State of Oregon
My Commission Expires: 8-31-91

Michael G. Esqueda

GRANTOR'S NAME AND ADDRESS

Marion J. Polich

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L
2943 South Sixth St.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal S & L
2943 South Sixth St.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____

Deputy

90 MAR 30 PM 3 44

EXHIBIT "A"

A portion of Lot 51, Block H, HOMECREST, in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Northwest corner of Lot 51, HOMECREST SUBDIVISION in the NW 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian and running thence North 39 degrees 49' East along the North line of Lot 51, HOMECREST, a distance of 60 feet to an iron pin; thence South 0 degrees 11' East a distance of 120 feet to an iron pin; thence South 89 degrees 49' West a distance of 60 feet to an iron pin on the West line of Lot 51; thence North 0 degrees 11' West along the West line of Lot 51, a distance of 120 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-3AB TL 5600

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Homecrest.

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. Conditions and Restrictions in Deed:

Recorded : July 5, 1956

Book : 284

Page : 176

As follows : "...reserving an easement for a pipe line with right of ingress and egress to lay, maintain and repair said pipe line over the West 5 feet of the North 120 feet of Lot 51 of Homecrest."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of March A.D., 19 90 at 3:44 o'clock P. M., and duly recorded in Vol. M90,
of Deeds on Page 5854.

Evelyn Biehn, County Clerk

By Pauline Mullendore

FEE \$33.00