



#01034911
WARRANTY DEED

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AFTER RECORDING RETURN TO:
JOHN LOWELL LUNDBERG
P.O. BOX 7448
KLAMATH FALLS, OR 97602

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DONALD R. HEFTY and MAXINE G. HEFTY, husband and wife
hereinafter called GRANTOR(S), convey(s) to JOHN LOWELL LUNDBERG
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 74 in FAIRACRES SUBDIVISION #1, in the County of Klamath,
State of Oregon, EXCEPT 5 feet conveyed to Klamath County by
instrument dated November 29, 1963 and recorded December 5, 1963
in Book 349, page 511, Deed Records.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Rules, regulations and statutory powers of
Klamath Basin Improvement District and South Suburban Sanitary
District.,

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
\$75,000.00.

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 27th day of March, 1990.

Donald R. Hefty
DONALD R. HEFTY

Mrs. Maxine G. Hefty
MAXINE G. HEFTY

STATE OF OREGON, County of Klamath)ss.

March 27, 1990.

Personally appeared the above named DONALD R. HEFTY and MAXINE
G. HEFTY and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Charles P. Aldington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of April A.D. 19 90 at 2:57 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 5972

FEE \$28.00

Evelyn Biehn . County Clerk
By Pauline Muehlenberg

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