

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

JESSE I. ESQUEDA and PATRICIA M. ESQUEDA, husband and wife, hereinafter called grantor,
convey(s) to JAMES B. REEVE and PENNY L. REEVE, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 7, Block 39, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Hot Springs Addition to the City of Klamath Falls.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Agreement, including the terms and provisions thereof, regarding a well, between C. P. Peyton and Doris A. Peyton, and Ralph Freed, recorded September 17, 1980 in Book M-80 at Page 17652.

"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 \$ 62,500.00. 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 13th day of April, 19 90.

STATE OF OREGON, County of Klamath, ss.
4/13, 19 90.

Personally appeared the above named JESSE I. ESQUEDA AND PATRICIA M. ESQUEDA and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Douglas Chandler
Notary Public for OREGON
My Commission Expires 7-6-90

Jesse I. Esqueda
Patricia M. Esqueda

GRANTOR'S NAME AND ADDRESS

James B. & Penny L. Reeve
1968 Earle 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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of April, 19 90, at 11:10 o'clock A.M., and recorded in book/reel/volume No. M90 on page 7258 or as document/fee/file/instrument/microfilm No. 13748.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douglas Chandler Deputy

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