

13764

Vol. m90 Page 7286

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

ELIZABETH ANN FREDERICK

convey(s) to ELIZABETH ANN FREDERICK, SHAWNEY. C. HAWK AND EDWARD L. HAWK, HUSBAND AND WIFE, hereinafter called grantor,
Not as tenants in common, but with full rights of survivorship that real property situated in the
County of Klamath, State of Oregon, described as:
The South $\frac{1}{2}$ of Lot 16, Block 6, ALTAMONT ACRES, in the County of Klamath
State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Altamont Acres.
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 Santiary District, and as per Ordinance No. 29, recorded May 24, 1983 in book M-83 at page 8062

"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 those set out 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 \$ Love and Affection 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)

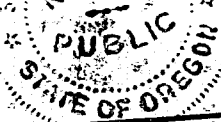
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of April,
19 90.

Elizabeth Ann Frederick
ELIZABETH ANN FREDERICK

STATE OF OREGON, County of Klamath)ss.
April 19, 19 90.

Personally appeared the above named Elizabeth Ann Frederick and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, *Sandra Handsaker*
Notary Public for Oregon
My Commission Expires: 7-23-93



Elizabeth Ann Frederick

GRANTOR'S NAME AND ADDRESS

Elizabeth Ann Frederick
Shawney C. & Edward L. Hawk

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elizabeth Ann Frederick
3136 Crest Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Elizabeth Ann Frederick
3136 Crest Street
Klamath Falls, OR 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 19th day of April, 19 90, at 2:04 o'clock P. M., and recorded in book/reel/volume No. M90 on page 7286 or as document/fee/file/instrument/microfilm No. 13764, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By *Pauline Mulendark* Deputy
TITLE

Fee \$28.00

FORM 685-2.5M

90 APR 19 PM 2 04