

ASPEN 34943
WARRANTY DEED
(Statutory Form)

Vol. m90 Page - **7568**

13937

GRANTOR: DELWIN L. ALBRECHT and JO ANN M. ALBRECHT, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: PAM FALCONER

the following described real property free of encumbrances except as specifically set forth herein:
Lot 3, OLD HOWARD RANCH ESTATES, TRACT NO. 1048, in the County of Klamath, State of Oregon.

CODE 51 MAP 2310-3C0 TL 800

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Old Howard Ranch Estates, Tract No. 1048.
3. Declaration of Conditions and Restrictions appearing of record: recorded November 27, 1972 in Book M-72, Page 13606, records of Klamath County, Oregon.
4. Easements as dedicated on the recorded plat for LaPine Water Corporative Irrigation District which affects Western portion of Lot (20 feet in width).
5. Easement for electric transmission recorded September 1, 1982 in Book M-82, Page 11518, records of Klamath County, Oregon.
6. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
7. Trust Deed, Grantor: Delwin L. Albrecht and JoAnn M. Albrecht, Husband and Wife; Trustee: Key Title & Escrow Companies; Beneficiary: James D. Yow and Patty J. Yow, Husband and Wife, or the Survivor thereof; dated: April 16, 1985; recorded: April 18, 1985 in Book M-85, Page 5622, fee no: 47902 in the amount of \$20,500.00, records of Klamath County, Oregon, which herein Grantee assumes and agrees to pay.

PH 4 05
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 appropriate city or county planning department to verify approved uses.

APR 23 1990
The true and actual consideration for this transfer is \$23,000.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: 4-18-90

GRANTOR:

Delwin L. Albrecht
Delwin L. Albrecht
JoAnn M. Albrecht
JoAnn M. Albrecht

Until a change is requested, all tax statements shall be sent to the following address: Pam Falconer at: P.O. Box 307, LaPine, OR 97739

STATE OF OREGON, County of Multnomah ss.

Date: 4/18/90

Personally appeared the above named

Delwin L. and JoAnn M. Albrecht

and acknowledged the foregoing instrument to be their

voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 12/31/91

WARRANTY DEED

ALBRECHT TO FALCONER

AFTER RECORDING RETURN TO
KEY TITLE COMPANY
#27-14978K
P.O. Box 6178
Bend, OR 97708

State of Oregon, County of _____ ss.

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

(DON'T USE THIS
SPACE! RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was re-
ceived for record on the 23rd day of
April, 1990, at 4:05 o'clock

P.M., and recorded in book M90 on page 7568-Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By *Pauline Mulender*

DEPUTY.

Fee \$28.00