



ATC # 05035068
WARRANTY DEED

AFTER RECORDING RETURN TO:
DONALD D. CALLAWAY

P.O. Box 1408
Klamath Falls, Or. 97601

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

DARLE RUNNELS hereinafter called GRANTOR(S), convey(s) to DONALD
D. CALLAWAY hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

Lot 10, Block 45, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32AB TL 8000

"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) Conditions, Restrictions as shown on the
recorded plat of First Addition to the City of Klamath Falls. 3)

Trust Deed, including the terms and provisions thereof
showing Darle Runnels as the Grantor and Statewide Vinyl, Inc.
as the Beneficiary dated August 9, 1989 and recorded August 11,
1989 in Book M-89 at Page 14904 which Trust Deed Grantee herein
does not assume and agree to pay and the Grantor herein will
hold Grantee harmless from same.

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
\$15,000.00.

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 18th day of April 1990.

Darle Runnels
DARLE RUNNELS

STATE OF OREGON, County of KLAMATH)ss.

APR 25, 1990

Personally appeared the above named DARLE RUNNELS and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: *Ralph A. Craft*
Notary Public for Oregon
My Commission Expires: March 4, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of April A.D., 19 90 at 4:05 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 7578.

FEE \$28.00

Evelyn Biehn County Clerk

By *Debbie Nielsen*

90 APR 23 PM 4 05