# 5035081

WARRANTY DEED

AFTER RECORDING RETURN TO: SUSAN R. WAGNER
3725 Skawle Wey.
Klamaya Falls, DR 9-71603

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

ARNOLD A. FRY AND EVA M. FRY, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to SUSAN R. WAGNER, A Single Woman hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 4, FIRST ADDITION TO KENO WHISPERING PINES, in the County of Klamath, State of Oregon.

Tax Acct. No.: 106 - 4007-100-400 Key No.: 618549

"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) Conditions, Restrictions as shown on the recorded plat of FIRST ADDITION TO KENO WHISPERING PINES. 2) Subject to rules and regulations of Fire Patrol District. 3) This property lies within and is subject to the levies and assessments of the Kneo Pines Road District. 4) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: August 29,. 1968 in Book M-68 at page 782.

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 \$19,500.00.

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 23rd day of April, 1990.

\* anold a. Fry X Eus M. Try
ARNOLD A. FRY EVA M. FRY

STATE OF OREGON, County of Douglas )ss.

April 27 , 1990.

Personally appeared the above named ARNOLD A. FRY AND EVA M. FRY and acknowledged the foregoing instrument to be their voluntary act and deed.

A. Williams Dale Before me: Notary Public for OREGON Oct 3, 1892

DALE A. WILLIAMS

NOTARY PUBLIC · OREGON

My Commission Expires Oct 3, 1552

SHQ A

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J. 50.3508/

WARRANTY DEED

TITLE 8°ESOROW INC.

AFIER RECORDING RETURN TO:

SUSAN R. WAGNER

TAS DESIGNATIONS

TO SUBSTITUTE OF THE SUBSTITUTE

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

ARNOLD A. FRY AND EVA H. FRY, HUSBAND AND WIFE Decisions called GRANTOR(S), convey(s) to SUSAN R. WAGNER. A Simple Homeon hereinefter called GRANTEE(S), All that real profits in the County of KLAMATH, State of Oregon, described

Lot 4, 8 ock 4, First Appirion to Reno whispering Place in the County of Klamath, State of Gregon

Jax Acct. No.: TE 4003-100-400 X45 10-1 15:52-5

APPROVED USES." THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY CONTINED IN THIS INSTRUMENT IN VIDUATION OF APPLICABLE LAND USE AND AND ADDRESSORS. BEFORE SIGNING OR ACCEPTING THIS INCLUDED THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEFARTMENT TO VEHICLE APPROPERTY.

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Filed	for record at re-	quest of	Aspen Ti	tle Co.			
of _	April			71./0	o'clock A M	the	day
		of		Deeds	· · · · · · · · · · · · · · · · · · ·	nd duly recorded in Vol	. <u>M90</u>
					on Page <u>8</u> Evelyn Bi	-1	
FEE	\$33.00						
2010					By Lau	line Mulend	LARC

STATE OF OREGON: COUNTY OF KLAMATH:

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