



14233

Aspen
TITLE & ESCROW, INC.05035259
WARRANTY DEEDVol. m90 Page 8084

AFTER RECORDING RETURN TO:

CARROLL L. SPANGLER

PATRICIA A. KEITHLEY

19 LaComa Avenue
Mill Valley, CA 94941UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JO ANN PERRY, WHO TOOK TITLE AS JO ANN LUNDEEN, hereinafter called GRANTOR(S), convey(s) to CARROLL L. SPANGLER AND PATRICIA A. KEITHLEY, Not as Tenants in Common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The S 1/2 of Lot 9, Block 9, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2BB TL 3600 KEY NO. 515730

"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 PLEASANT VIEW TRACTS. 2) Regulations, including levies, liens, assessments, water and irrigation rights, rights of way and easements for ditches and canals, of Enterprise Irrigation District and South Suburban Sanitary District. 3) Covenants, easements and Restrictions, but omitting any restrictions based on race, color, religion or national origin recorded July 28, 1942 in Book 148 at Page 593. 4) Trust Deed, including the terms and provisions thereof showing Donald D. Lundeen and Jo Ann Lundeen as the Grantors and Russell J. Walsh and Edith G. Walsh as Beneficiaries dated January 17, 1979 and recorded January 17, 1979 in Book M-79 at page 1472, which Trust Deed the Grantees herein agree to assume and pay according to the terms and conditions therein.

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 \$13,700.00.

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 23th day of April 1990.

X Jo Ann Perry
JO ANN PERRY WHO ACQUIRED TITLE AS
JO ANN LUNDEEN

STATE OF OREGON, County of Polk) ss.April 26, 1990.

Personally appeared the above named JO ANN PERRY, WHO ACQUIRED TITLE AS JO ANN LUNDEEN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Continued on next page

8082

90 APR 30 PM 4 10

