

14392

35142

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

SHARON K. OLSON

convey(s) to GREGORY M. WINNER and MARJORIE T. WINNER, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 10, VALLEY VIEW, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Valley View.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance NO. 31, recorded January 6, 1988 in Book M-88 at Page 207.

"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

See 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 \$ 68,000.00. *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 2nd day of May, 19 90.

Sharon K. Olson

STATE OF OREGON, County of Klamath) ss.

May 3, 19 90.
 Personally appeared the above named

SHARON K. OLSON

instrument to be HER voluntary act and deed.

Before me:

Dracina J. Chandler
 Notary Public for Oregon
 My Commission Expires: 11-6-90

Sharon K Olson
3609 Denver
KFO 97603
 GRANTOR'S NAME AND ADDRESS

Gregory M & Marjorie J. Winner
3108 Patterson
KFO 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Inst Federal
540 Main St
KFO 97601
 NAME, ADDRESS, ZIP

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

Same as above
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of May, 19 90, at 11:47 o'clock A M., and recorded in book/reel/volume No. M90 on page 8388 or as document/fee/file/instrument/microfilm No. 14392, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pauline M. Mendenhall Deputy

Fee \$28.00

90 MAY 3 AM 11 47