



15297

Vol. m90 Page 10013

# 02035159

## WARRANTY DEED

AFTER RECORDING RETURN TO:

WENDY L. HURULA

514 Donald St  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEPAUL DWANE STUEVENS AND JACQUELINE V. STUEVENS, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to WENDY L. HURULA  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 43, WEST PARK, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CA TL 13000

WLS  
"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 West Park. 3) Easement as shown on the plat:  
for: Utilities, Affects: Southerly 12 feet 4) Conditions and  
Restrictions, including the terms and provisions thereof, as set  
forth in that certain declaration from Norman W. Jones and B.  
Emogene Jones, husband and wife, to the Public: Recorded on  
September 21, 1956 in Book 286 at page 611. 5) Easement,  
including the terms and provisions thereof: Granted to The  
California Oregon Power Company on October 28, 1956 in Book 287  
at page 446.

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  
\$37,000.00.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 22nd day of May, 1990.Paul Dwane Stuevens  
PAUL DWANE STUEVENSJacqueline V. Stuevens  
JACQUELINE V. STUEVENS

STATE OF OREGON, County of KLAMATH)ss.

Held at  
May 22, 1990.Personally appeared the above named PAUL DWANE STUEVENS AND  
JACQUELINE V. STUEVENS and acknowledged the foregoing instrument  
to be their voluntary act and deed.Before me, Andrea Thundersher  
Notary Public for OREGONMy Commission Expires: 7-23-93

90 MAY 25 AM 11 47

Aspen  
TITLE & ESCROW, INC.

WARRANTY DEED

RECEIVED  
MAY 11 1990  
COUNTY CLERK

WITH A CHANGE IS REQUESTED ALL TAX  
PAYMENTS TO THE FOLLOWING ADDRESS:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of May A.D., 19 90 at 11:47 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 10013  
Evelyn Biehn County Clerk  
By [Signature]  
FEE \$33.00

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES.

and covenant that grantor is the owner of the above described  
property free of all encumbrances except (1) Restrictions,  
including levies, liens and utility assessments of the City of  
Klamath Falls; (2) Conditions, Restrictions as shown on the plat  
recorded at of West Park; (3) Easement as shown on the plat  
of lot 11; (4) Affected southerly 12 feet; (5) Conditions and  
Restrictions, including the terms and provisions thereof, as set  
forth in that certain declaration from Norman W. Jones and R.  
Eugene Jones, husband and wife, to the Public, Recorded on  
September 11, 1988 in Book 288 at page 611; (6) Easement,  
including the terms and provisions thereof, granted to the  
California Oregon Power Company on October 28, 1988 in Book 287  
at page 146.

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  
\$37,000.00.

In executing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 22nd day of May, 1990.

[Signature]  
JACQUELINE V. STEVENS

[Signature]  
PAUL DWANE STEVENS

STATE OF OREGON, County of KLAMATH: ss.

25th 1990

Notary Public appeared the above named PAUL DWANE STEVENS and  
JACQUELINE V. STEVENS and acknowledged the foregoing instrument  
as their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 7-23-93