

# 02035159

WARRANTY DEED

AFTER RECORDING RETURN TO: WENDY L. HURULA 514 Donald St Klamath FALLS, OR 97601

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

PAUL 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

"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: 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.

Liver PAUL DWANE STUEVENS

STATE OF OREGON, County of KLAMATH)ss.

1990.

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Before no Sandra Sandraher
Notally Public for OREGON
My Commission Expires: 1-23-99

WAREAUTY DEED

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

			the	25th day
Filed for record at request	of Aspen Tit	le CO. 1:47 o'clock A.M	I., and duly recorded in Vol	. <u>M90</u>
of <u>May</u>	_ A.D., 19 <u>90</u> at1 Dee	ac on ray	e	
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and w); i warrant and defend the same against all persons who may lawfully claim the same, except was shown above.

The true and estual consideration; for this transfer is

IN WITHESS WHEREOT, the granton has executed this instrument. This 22nd day of May, 1996.

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STATE OF CREEDN, COURTY OF KLAMATH) SEC.

12 July 1990.

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