



15486

Aspen
TITLE & ESCROW, INC.# 35124
WARRANTY DEEDVol. m90 Page 10340

AFTER RECORDING RETURN TO:

JOHN D. HOWARD

DENISE L. HOWARD

PSC Box 2017

McGuire AFB, NJ 08641UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEFRED A. SMELCER hereinafter called GRANTOR(S), convey(s) to
JOHN D. HOWARD AND DENISE L. HOWARD, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:Lots 15, 16, 17, 18, 19 and 20, Block 45, BOWNE ADDITION TO
BONANZA, in the City of Bonanza, County of Klamath, State of
Oregon.

CODE 11 MAP 3911-10CC TL 500

"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
Bonanza. 2) City liens, if any, of the City of Bonanza. We have
not requested a search. 3) Conditions, Restrictions as shown
on the recorded plat of Bowne Addition to Bonanza. 4)
Regulations, including levies, assessments, water and irrigaiton
rights and easements for ditches and canals, of Horsefly
Irrigation District. 5) Reservations contained in that certain
Patent from United State of America to Ira P. Chandler, recorded
in Book 15 at page 103, Deed Records of Klamath County, Oregon.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
\$8,400.00.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 30 day of May, 1990.Freda A. Smelcer

FRED A. SMELCER

STATE OF OREGON, County of KLAMATH)ss.

May 30, 1990.Personally appeared the above named FRED A. SMELCER and
acknowledged the foregoing instrument to be her voluntary act
and deed

NOTARY PUBLIC

Before me, Sandra Handrahes

Notary Public for OREGON

My Commission Expires: 7-23-93

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10340

Volume Page

WARRANTY DEED

15486
14301
TITLE & ESCROW INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of May A.D., 19 90 at 4:31 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 10340

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullender

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

and hereinafter) that grantor is the owner of the above described
property free of all encumbrances except (1) Regulations,
including laws, rules and utility assessments of the City of
Bonneville, (2) City laws, if any, of the City of Bonneville, we have
not reduced a search. (3) Conditions, Restrictions as shown
on the recorded plat of some addition to Bonneville. (4)
Regulations, including laws, assessments, water and irrigation
rights and easements for ditches and canals, of Bonneville
Incorporation District. (5) Reservations contained in that certain
Patent from United States of America to the P. Chandler, recorded
in Book 18 at page 103, Deed Records of Klamath County, Oregon.

Grantor 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
\$2,400.00.

In testimony whereof, the deed and where the context so requires, the
instruments include the original.

In witness whereof, the grantor has executed this instrument
this 22nd day of May, 1990.

Fred A. Snicker
FRED A. SNICKER

STATE OF OREGON, County of KLAMATH: ss.

I, Pauline Mullender, County Clerk, do hereby certify that the above
described instrument was duly recorded in the office of the County Clerk
of Klamath County, Oregon, on the 30th day of May, 1990.

Witness my hand and the seal of the County of Klamath, Oregon, this 30th day of May, 1990.

Pauline Mullender
County Clerk

My Commission Expires 12-31-92