



16574

Aspen
TITLE & ESCROW, INC.

00035289

WARRANTY DEED

Vol. m90 Page 12257

AFTER RECORDING RETURN TO:

KEITH BREWER

JAMES E. BREWER

9475 Doheny Rd.
Santee, California 92071UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEDARWIN J. SUNDAY AND P. ELLOUISE SUNDAY, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to KEITH BREWER AND
JAMES E. BREWER, 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 North 300 feet of Lots 13 and 14, Block 7, Tract 1083, CEDAR
TRAILS, in the County of Klamath, State of Oregon.CODE 227 MAP 4008-20A0 TL 2200"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 Tract No. 1083,
Cedar Trails. 2) Declaration of Conditions and Restrictions, but
omitting any restrictions based on race, color, religion or
national origin appearing of record: Recorded on July 3, 1978
in Book M-78 at page 14229. 3) Release, including the terms and
provisions thereof, pertaining to control of water level of
Klamath Lake from Roy W. Nelson, et. al, to the California
Oregon Power Company, recorded December 23, 1931, in Book 96 at
page 440, Deed Records. (Covers SE 1/4 SE 1/4 Section 17, NE 1/4
NE 1/4 Section 20). 4) An easement created by instrument,
including the terms and provisions thereof, pertaining to the
control of the water level of Klamath Lake recorded December 22,
1931 in Book 96 at page 441, Deed Records. (Covers NW 1/4 SE
1/4 Section 20) 5) Reservations for right of way for future
pipe lines, track, roads and railroad contained in Deed from
Klamath County, Oregon, dated August 21, 1946, recorded August
21, 1946 in Book 194 at page 249, Deed Records. (Covers NW 1/4
SE 1/4 Section 20)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
\$10,000.00.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 7th day of June 1990.Darwin J. Sunday
DARWIN J. SUNDAYR. Ellouise Sunday
R. ELLOUISE SUNDAYSTATE OF Oregon, County of Curry ss.6-11, 1990

Personally appeared the above named DARWIN J. SUNDAY AND R. ELLOUISE SUNDAY and acknowledged the foregoing instrument to be

Continued on next page

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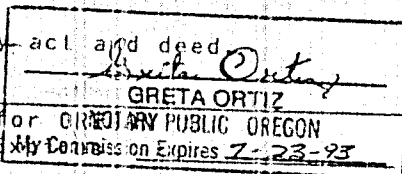
12258

their voluntary act and deed

Before me:

Notary Public for CLATSOP COUNTY, OREGON

My Commission Expires 7-23-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of June A.D. 19 90 at 11:52 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 12257.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulhender

RECORDED
1990

12258