



16791

TITLE & ESCROW, INC.

#02035285

WARRANTY DEED

Vol. m90 Page 12610

AFTER RECORDING RETURN TO:

TERENCE A. DEGAN

THERESA N. DEGAN

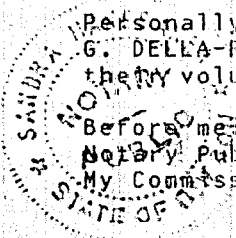
1834 Benson Avenue
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEFRANK DELLA-ROSE AND EVELYN G. DELLA-ROSE, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to TERENCE A. DEGAN AND
THERESA N. DEGAN, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:Lots 7, 8, and 9, Block 37, MOUNTAIN VIEW ADDITION TO THE CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-20DD TL 2600

"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 Mountain View Addition to the City of Klamath
Falls. 3) Agreement, including the terms and provisions
thereof: Regarding: Encroachment Permit Agreement; Between:
City of Klamath Falls, Oregon, a Municipal Corporation, and:
Frank Della-Rose, recorded on January 14, 1986 in Book M-86 at
page 762.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
\$130,000.00.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 26th day of June, 1990.Frank Della-Rose
FRANK DELLA-ROSEEvelyn G. Della-Rose
EVELYN G. DELLA-ROSE

STATE OF OREGON, County of KLAMATH)ss.

June 26, 1990.

Personally appeared the above named FRANK DELLA-ROSE AND EVELYN
G. DELLA-ROSE and acknowledged the foregoing instrument to be
their voluntary act and deed.Before me: Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of June A.D., 19 90 at 11:40 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 12610.

Evelyn Biehn, County Clerk

By Debra Mulender

FEE \$33.00