



16883

Vol. m90 Page 12767MFL # 05034774  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
THOMAS L. KNAPP  
GLORIA A. COUNCIL  
3410 CREST  
KLAMATH FALLS, OR. 97603

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

GEORGE HAYES hereinafter called GRANTOR(S), convey(s) to THOMAS L. KNAPP AND GLORIA A. COUNCIL, Not as Tenants in Common but with rights of survivorship hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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) 1989-90 taxes now owing. 2) Conditions, Restrictions as shown on the recorded plat of Altamont Acres. 3) Easement as shown on the plat for U.S.B.R. lateral A-3-C. 4) Regulations, including levies, liens, assessments, water and irrigation rights, rights of way and easements for ditches and canals of Klamath Irrigation District and South Suburban Sanitary District. 5) Easement as reserved in Warranty Deed for the purpose of constructing and maintaining irrigation ditch along the boundary line recorded in Book 160 at Page 27.

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 \$35,000.00.

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 19th day of March 1990.

George Hayes  
GEORGE HAYES

STATE OF OREGON, (County of KLAMATH)ss.

APRIL 2, 1990

Personally appeared the above named GEORGE HAYES and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Rebecca L. Crawford  
Notary Public for Oregon  
My Commission Expires: March 4, 1992

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## EXHIBIT "A"

Tract 19 and 20, Block 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion described as follows:

That portion of Lots 19 and 20, Block 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 20; thence East along the North line of said Lot 20, a distance of 101 feet; thence South on a line parallel to and 101 feet distant from the West line of said Lots 20 and 19 to the South line of said Lot 19; thence West on the South line of said Lot 19 a distance of 101 feet to the West line of said Lot 19; thence North on the West line of said Lots 19 and 20 a distance of 215.6 feet, more or less, to the point of beginning, said tract of land being the Westerly 101 feet of said Lots 19 and 20 in Block 8, ALTAMONT ACRES.

CODE 41 MAP 3909-10AC TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day  
of June A.D. 19 90 at 4:15 o'clock P. M. and duly recorded in Vol. M90  
of Deeds on Page 12767.

Evelyn Biehn, County Clerk

FEE \$33.00

By Pauline M. Mendenhall