



#01035355 Vol. M90 Page 13437
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Frank M. Land
404 Pine Grove Road
Klamath Falls, OR 97603

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

RODNEY LEO ALLEN and LINDA ALLEN, husband and wife, hereinafter
called GRANTOR(S), convey(s) to FRANK M. LAND and KATHLEEN LAND,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 3 in Block 2 of Tract 1165, MIRACLE MANOR, in the County of
Klamath, State of Oregon.

Code 162, Map 3910-9BD, TL 1000.

"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
Miracle Manor.
- 2) Easement, including the terms and provisions thereof, recorded
August 1, 1942 in Book 149, page 42.
- 3) Declaration of Conditions and Restrictions appearing of record
recorded August 7, 1978 in Book M-78, page 17190.

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
\$15,000.00.

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.

Rodney L. Allen Linda Allen
RODNEY LEO ALLEN LINDA ALLEN

STATE OF OREGON, County of Klamath) ss.

June 29, 1990.

Personally appeared the above named RODNEY LEO ALLEN and LINDA
ALLEN and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Marlene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 9 day
of July A.D., 1990 at 11:04 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 13437
EVELYN BIEHN County Clerk

FEE 28.00

By Bernetha A. Kelsch