

17767

MTC 24008
-WARRANTY DEED-

Vol. 90 Page 14363

WILLIAM W. REASONER and ANN M. REASONER, Grantors, conveys and warrants to ANDREW C. BRANDSNESS and NANCY R. BRANDSNESS, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 8 in Block 2 of TRACT 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

(1) Taxes for the fiscal year 1990-1991, a lien, not yet due and payable. Account No. 3808 025DD 02800 Key No. 424776

(2) Recitals set forth on plat dedication, to wit: "Said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulation thereof; (2) All applicable zoning ordinances and recorded restrictive covenants; (3) Slope easements as so stated in individual lot deed basis; (4) Building setback lines as set forth in the recorded restrictive covenants."

(3) Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M73, page 9383 and amended in Volume M76, page 8487 and amended further in Volume M77 at page 17035, Microfilm Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$19,500.00.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantees at: 411 Pine Street
Klamath Falls, Oregon 97601.

DATED this 18 day of July, 1990.

William W. Reasoner

Ann Marie Reasoner

STATE OF OREGON)
) ss.
county of Klamath)

Personally appeared the above-named William W. Reasoner and Ann M. Reasoner and acknowledged the foregoing instrument to be their voluntary act. Before me:

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Linda J. Clement
Notary Public for Oregon
My Commission expires: 9-22-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19 day
of July A.D., 19 90 at 10:03 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 14363

FEE 28.00

Evelyn Biehn

County Clerk

By Berntha H. Hetsch

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