



17834

Aspen
TITLE & ESCROW, INC.#01035396
WARRANTY DEEDVol. 790 Page 14478

AFTER RECORDING RETURN TO:
EMILY C. GREPO and
ANTONIA B. MITCHELL
401 W. 220TH STREET #51
CARSON, CA 90745

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

IRBY HAYDON and SUE HAYDON, husband and wife, hereinafter called GRANTOR(S), convey(s) to EMILY C. GREPO and ANTONIA B. MITCHELL, 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:

Lot 20, Block 35, Tract No. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 4008-6BA TL 1700

"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 Fifth Addition to Klamath River Acres. 2.) All matters arising from any shifting in the course of Klamath River, including but not limited to accretion, reliction and avulsion. 3.) Rights of governmental bodies in and to that portion of the above described property lying below normal high water mark of Klamath River. 4.) Waiver of riparian rights and release of damages, as disclosed by an instrument recorded September 16, 1905 in Book 18 at Page 371, Deed Records of Klamath County, Oregon. 5.) This property lies within and is subject to the levies and assessments of the Klamath River Acres Road District. 6.) Easement recorded August 10, 1933 in Book 101 on Page 31. 7.) Restrictive Covenant recorded October 3, 1986 in Book M-86 at Page 18086.

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 \$28,000.00.

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 2nd day of July 1990.

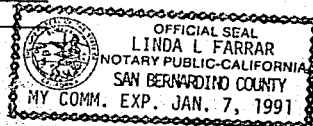
X Irby Haydon
IRBY HAYDON

X Sue Haydon
SUE HAYDON

STATE OF Calif. OREGON, County of Reverside ss.

On July 16, 1990 personally appeared the above named IBRY HAYDON and SUE HAYDON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda L. Farrar
Notary Public for State of California
My Commission Expires: Jan. 7, 1991



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20 day
of July A.D., 19 90 at 11:42 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 14478

FEE 33.00

By Evelyn Biehn County Clerk
Bernetha Heloch