

17837

# 35444  
**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol 1790 Page 14483

JEFFREY R. LUCAS and KAY LUCAS, husband and wife  
 convey(s) to FILIBERTO P. ARREOLA and MARIA D. ARREOLA, husband and wife  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:

Lot 8, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the  
 County of Klamath, State of Oregon.

"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 DEPART-  
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-  
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See attached Exhibit "A"

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 \$ 62,000.00. "However, the actual con-  
 sideration consists of or includes other property or value given or promised which is the whole consideration  
 (indicate which)" (Delete between symbols; if not applicable. See ORS 93.030)

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 \_\_\_\_\_ day of \_\_\_\_\_,

19 \_\_\_\_.

Jeffrey R. Lucas by Jack (John) Faulkner his Attorney in Fact.

Kay Lucas by Jack (John) Faulkner her Attorney in Fact.

STATE OF OREGON, County of Klamath ss.

July 19, 19 90.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing

Instrument to be \_\_\_\_\_ voluntary act and deed.

See Notary on next page.

Before me:

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Jeffrey R. Lucas and Kay Lucas

GRANTOR'S NAME AND ADDRESS

Filiberto P. Arreola and Maria D. Arreola

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal Savings and Loan

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss

County of \_\_\_\_\_

I certify that the within instrument  
 was received for record on the \_\_\_\_\_ day  
 of \_\_\_\_\_, 19 \_\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book/reel/volume No. \_\_\_\_\_ on  
 page \_\_\_\_\_ or as document/fee/file/  
 instrument/microfilm No. \_\_\_\_\_,  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

90 JUL 20 AM 11 43

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, Restrictions as shown on the recorded plat of First Addition to Gatewood.
4. Easement, including the terms and provisions thereof:  
Granted to : United States of America  
Recorded : May 18, 1907  
Book : 22  
Page : 479  
(No specific location of record)
5. Easement, including the terms and provisions thereof:  
For : Right of way for pole lines  
Granted to : California Oregon Power Company  
Recorded : May 15, 1945  
Book : 176  
Page : 284  
(No specific location)
6. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
Recorded : September 3, 1976  
Book : M-76  
Page : 13888

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,


County of Klamath

ss.

On this the 19th day of July, 1990 personally appeared  
(JACK) John W. Faulkner  
who, being duly sworn (or affirmed), did say that he is the attorney in fact for Jeffrey R. Lucas and  
Kay Lucas  
and  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

  
(Signature)  
Joan Closer  
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co  
of July A.D., 1990 at 14483 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 14483

FEE

33.00

Evelyn Blehn

By

County Clerk

By Kennetha D. Hirsch