



18028

Vol. 90 Page 14811

Aspen Title #01035374

WARRANTY DEED

AFTER RECORDING RETURN TO:  
MR. AND MRS. DELBERT E. MASSEY  
P.O. BOX 1042  
TULARE, CA 93274

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

ROBERT W. DENNEY and LOU ELLEN DENNEY, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DELBERT E. MASSEY  
and FRANCES MASSEY, husband and wife with full rights of  
survivorship, hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

The W 1/2 SW 1/4, Section 26, Township 36 South, Range 11 East  
of the Willamette Meridian, in the County of Klamath, State of  
Oregon.

Code 8 Map 3611-2600 TL 600  
Code 8 Map 3611-2600 TL 1500

"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.) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways. 2.) Subject  
to rules and regulations of Fire Patrol District. 3.) Any  
improvement located upon the insured property, which constitutes  
a mobile home as defined by Chapter 801, Oregon Revised  
Statutes, is subject to registration and taxation as therein  
provided and as provided by Chapter 308, Oregon Revised  
Statutes. 4.) Reservations of all subsurface rights, including  
the terms and provisions thereof, as disclosed by instrument  
recorded December 2, 1957 in Book 296 at Page 63, Deed Records.  
5.) Easement, including the terms and provisions thereof  
recorded November 2, 1988 in Book M-88 on Page 18625.

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  
\$32,500.00.

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 18TH day of July 1990.

Robert W. Denney  
ROBERT W. DENNEY

Lou Ellen Denney  
LOU ELLEN DENNEY

STATE OF OREGON, County of Klamath)ss.

On July 18, 1990, personally appeared the above named ROBERT W.  
DENNEY and LOU ELLEN DENNEY, husband and wife, and acknowledged  
the foregoing instrument to be their voluntary act and deed.

Before me, Arlene V. Addington  
Notary Public for Oregon

My Commission Expires: March 22, 1993

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Aspen Title & Escrow, Inc.

AS TO RECORDING RETURN TO:  
MR. AND MRS. DELBERT E. MASSEY  
P.O. BOX 1045  
THE AULT CA 95521

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of July A.D., 19 90 at 10:53 o'clock AM., and duly recorded in Vol. M90  
of Deeds on Page 14811

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Millard

THIS INSTRUMENT WILL ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
ZONING ORDINANCES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES.

and covenanted that grantor is the owner of the above described  
property free of all encumbrances except (1) Rights of the  
public in and to any portion of the herein described premises  
lying within the boundaries of roads or highways, (2) Any  
liens and legal claims of the Grantor District, (3) Any  
interests located upon the insured property, which constituted  
a lien as defined by Chapter 881, Oregon Revised  
Statutes, is subject to registration and taxation as therein  
provided and as provided by Chapter 308, Oregon Revised  
Statutes. (4) Reservations of all subsurface rights, including  
the terms and provisions thereof, as disclosed by instrument  
recorded December 2, 1987 in Book 298 at Page 63, Deed Records,  
S. J. Instrument, including the terms and provisions thereof  
recorded November 2, 1988 in Book M-88 on Page 1862.

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  
\$12,000.00.

In compliance with deed and where the context so requires, the  
word "includes" includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 25th day of July 1990.

Robert W. Denny  
ROBERT W. DENNEY

Robert W. Denny  
ROBERT W. DENNEY

STATE OF OREGON: County of Klamath, ss.  
I, Evelyn Biehn, County Clerk, do hereby certify that the above named ROBERT W.  
DENNEY, husband and wife, and acknowledged  
the foregoing instrument to be their voluntary act and deed.

Pauline Millard  
Notary Public for Oregon  
My Commission Expires: March 25, 1993

20 JUL 23 1990