

18202



# 02035/36

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## WARRANTY DEED

AFTER RECORDING RETURN TO:  
MR. AND MRS. ROBERT W. MEESE

11623 Mallory Dr.  
Klamath Falls, OR 97603

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

CLARA D. HAMMETT 1989 LIVING TRUST, hereinafter called  
GRANTOR(S), convey(s) to ROBERT W. MEESE and MARIA G. MEESE,  
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:

Lot 7, Block 1, PINE GROVE RANCHETTES, in the County of Klamath,  
State of Oregon.

CODE 222 MAP 3910-9AC TL 1700

*ROM*  
*MM* "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."

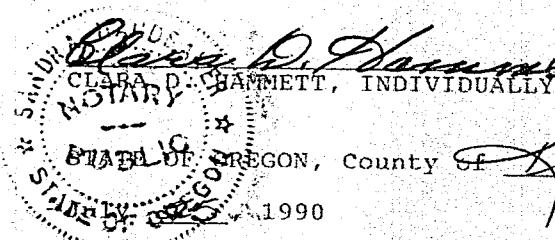
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1.) 1990-91 taxes;  
2.) Any improvement located upon the insured property, which  
constitutes a mobile home as defined by Chapter 801, Oregon  
Revised Statutes, is subject to registration and taxation as  
therein provided and as provided by Chapter 308, Oregon Revised  
Statutes. 3.) Conditions, Restrictions as shown on the  
recorded plat of Pine Grove Ranchettes. 4.) This property  
lies within and is subject to the levies and assessments of the  
Pine Grove Highlands Road District. 5.) This property lies  
within and is subject to the levies and assessments of the  
Mallory Enterprises Public Utility District. 6.) Easement  
recorded August 3, 1960 in 323 on page 202 and subsequently was  
re-recorded on May 22, 1963 in Book 345 on page 422. 7.)  
Declaration of Conditions and Restrictions recorded October 7,  
1970 in Book M-70 on page 8985 and amended by instrument  
recorded September 8, 1972 in Book M-72 on page 10125.

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  
\$47,000.00.

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 23rd day of July 1990.



CLARA D. HAMMETT 1989 LIVING TRUST  
Clara D. Hammett  
CLARA D. HAMMETT, TRUSTEE  
Francis D. Hammett  
Francis D. Hammett, Trustee

Personally appeared the above named CLARA D. HAMMETT,  
individually and as Trustee of the CLARA D. HAMMETT 1989 LIVING  
TRUST and acknowledged the foregoing instrument to be her  
voluntary act and deed.

Before me: Sandra Handscher

190 JUL 27 PM 3 51



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WARRANTY DEED  
PAGE 2Notary Public for Oregon  
My Commission Expires: 7-23-93

STATE OF OREGON, County of Klamath )ss.

July 27, 1990

Personally appeared the above named FRANCIS D. HAMMETT, co-Trustee  
of the Clara D. Hammett 1989 Living Trust, and acknowledged the  
foregoing instrument to be her voluntary act and deed.BEFORE ME, Linda Handsaker  
Notary Public for Oregon  
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day  
of July A.D., 19 90 at 3:51 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 15088.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mickelthorpe