



02035449

WARRANTY DEED

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AFTER RECORDING RETURN TO:

TOM H. PATTERSON

KATHERINE I. PATTERSON

5831 Estate DriveKlamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVETRACY S. WADE and TERI L. WADE hereinafter called GRANTOR(S),
convey(s) to TOM H. PATTERSON AND KATHERINE I. PATTERSON,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:Lot 17, KENNICOTT COUNTRY ESTATES, in the County of Klamath,
State of Oregon.

CODE 41 MAP 3909-128C TL 6400

"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, a
lien not yet payable. 2) Conditions, Restrictions as shown on
the recorded plat of Kennicott Country Estates. 3) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Enterprise Irrigation
District. 4) Regulations, including levies, liens, assessments,
rights of way, and easements of the South Suburban Sanitary
District, and as per Ordinance no. 29, recorded May 24, 1983 in
Book M-83 at page 8062, and as per Ordinance No. 30, recorded
May 30, 1986 in book M-86 at page 9346 and as per Ordinance No.
31, recorded January 6, 1988 in book M-88 at page 207, and as
per Ordinance No. 32, recorded May 14, 1990 in book M-90 at page
9131. 5) Declaration of Conditions and Restrictions, but
omitting any restrictions based on race, color, religion or
national origin appearing of record: Recorded on April 15, 1960
in Book 14 at page 45.

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
\$43,500.00.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 7th day of August, 1990.Tracy S. Wade
TRACY S. WADETeri L. Wade
TERI L. WADE

STATE OF OREGON, County of KLAMATH)ss.

August 11, 1990

Personally appeared the above named TRACY S. WADE and TERI L.
WADE and acknowledged the foregoing instrument to be their
voluntary act and deed.Before me, Jandra Handscher
Notary Public for OREGON

TEST

Continued on next page

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