18834 # 62035449 spen WARRANTY DEED TITLE & ESCROW, INC.

AFTER RECORDING RETURN TO: TOM H. PATTERSON KATHERINE I. PATTERSON 5831 Estate Drive Klamath Falls, OR 97603

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

TRACY 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:

Vol.<u>m90</u> Page 16210

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 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 4) Regulations, including levies, liens, assessments, VISCALE. 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 Ordinance No. 32, recorded May 14, 1990 in book M-90 at page 1. 5) Declaration of Conditions and Restrictions, but per 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. Jere L Wade

1, 2, 5, 1	Dalle
TRACY S WADE	

Notary Public for OREGON

. S. N.

STATE OF, OREGON, County of (KLAMATH)ss.

WADE and the above named TRACY S. WADE and TERI L. 1331 19.33 voluntary act and deed. Betare ne Sandra Handsaher

TEST

45

Continued on next page

	CEC SOL	Lendre C	И	ont inued on	<u></u>	16211		
W P M	ARRANTYODEEL AGE-2,	$\frac{2}{2} = \frac{2}{2} = \frac{1}{2} = \frac{1}$						
TE (OF OREGON: CO		AATH: SS. Aspen Title	<u>co.</u>	the		iay ,	
ed fo 	or record at request Aug. \$33.00	of	at <u>2:46</u> Deeds	_ o'clockP_M., on Page	, and duly recorded in <u>16210</u> County Cler Rulene Mult	k		
· · · · · · · · · · · · · · · · · · ·			11-12-12-12-1-12-1-1-12-1-1-12-1-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-12-1-1 11-12-12-12-12-12-12-12-12-12-12-12-12-1	ocar againe. Annu at-		4. 19. H 4. P		
	CGDE 4 "THIS INS "THIS INS REGULATIO RECOMPANS REPROPARS REPROPARS REPROPARS REPROPARS REPROPARS REPROPARS INCLUENTS REPROPARS REPROPARS INCLUENTS REPROPARS REP	CAP 590 C RUNENT N C RUNENT N COUTRING FE ALC CITY OR COUTRING FE ALC CITY OR COUTRING FE ALC CITY OR COUTRING FE PSE CTY FE PSE CTY COUTRING FE PSE CTY FE PSE CTY FE PS	<pre># 1089 11 # 1089 11 YUULATION 0 C STENING 0 C STENING 0 C STENING 0 C TURE 10 C TURE 10</pre>	0400 14 055 05 10 15 050 1100 15 050 1100 15 050 1100 10 050 1100 10 050 100 10 00000 10 00000000000000000000	C (00.00) (1.10) (1.		「「「」」「●「」」「「」」」「「」」」」「「」」」」」」「「」」」」」」」」	
	HETER A KATHER SATHER UNITE SAME AS SAME AS SAME AS CONVOY C HUSBARN PEOPEREN	ад () У а) ра () 44 У ар а () 44 У ар а () 44 Нуре () 44 Куре	V.INC. RETURN FOR RETURN FOR THE RETURN FOLLOWING TERI C. WAL TERI C. WAL TERI C. WAL TERI C. WAL TERI C. WAL TERI C. WAL	ADORESSE SE neteinaft Lako KATHER Called GRAN La of XLANA	V012 10, 5114 (51 10, 51214 (51 10, 51214 (51)	11、19代数12、11、12、 12、11、14代数1 14、11、1		