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ATC 35534

18931

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Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

ANDREW R. DERBER and SHELLEY L. DERBER, husband and wife
convey(s) to ROBERT E. QUACKENBUSH and SHARRON E. QUACKENBUSH, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 14, Block 27, THIRD ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-31CC TL 4100

SUBJECT TO:

1. Taxes for the year 1990-91 are now a lien but not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Third Addition to Klamath River Acres.
3. This property lies within and is subject to the levies and assessments of the Klamath River Acres Water Users' Association.

"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."

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

See above

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 14 day of August, 19 90.

Andrew R. Derber
Shelley L. Derber

CALIFORNIA
STATE OF OREGON, County of SANTA CLARA)ss.
August 14, 19 90.

Personally appeared the above named ANDREW R. DERBER and SHELLEY L. DERBER and acknowledged the foregoing

Instrument to be their voluntary act and deed.



OFFICIAL SEAL
BERNEICE G. PERDICHIZZI
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. expires JUL 1, 1993

Before me:

Bernice G. Perdichizzi
Notary Public for State of California, County of Santa Clara
My Commission Expires: 7/1/93

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 16th day of Aug., 19 90, at 12:52 o'clock P M., and recorded in book/reel/volume No. M90 on page 16495 or as document/fee/file/ instrument/microfilm No. 18991, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Mullendore Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$28.00

FORM 685-2.5M

Andrew R. & Shelley L. Derber
12495 Columket Ave
San Martin, CA 95046
GRANTOR'S NAME AND ADDRESS
Robert E. & Sharron E. Quackenbush
1720 Kimberly Ln.
Klamath Falls Or 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings
540 Main St.
Klamath Falls Or 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

'90 AUG 16 PM 12 52