0900914127 ATC 35514 Vol. mg & Page 16590 19051 soer LE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL) ROLLIE H. KNAGGS and FRAN A. KNAGGS, husband and wife TRATZ, husband and wife GARY S. TRATZ and CAROL J. convey(s) to all that real property situated in the Klamath County of , State of Oregon, described as: Lot 3, Block 5, Tract No. 1091, LYNNEWOOD, in the County of Klamath, State of Oregon. CODE 1 MAP 3808-25DD TL 9400 SUBJECT TO: Taxes for the year 1990-91 are now a lien but not yet payable. 1. 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. Conditions, Restrictions as shown on the recorded plat of Lynnewood. Declaration of Conditions and Restrictions, but omitting any restrictions 3. Ĩ. based on race, color, religion or national origin appearing of record, recorded July 20, 1973 in Book M-73 at Page 9383. Resolution No. 2433 recorded July 20, 19/3 in BOOK M-/3 at rage 9303. Resolution No. 2.35 approving amendment to the existing Declaration of Conditions and Restrictions resonned and July 20, 19/3 in BOOK M-73 at rage 8487 and amended by instrument \*\* resonned and July 20, 19/3 in BOOK M-73 at rage 8487 and amended by instrument \*\* resonned and the property of the property of the property should be converted and use LWS and resolutions before SIGNING OR ACCEPTING THIS INSTRUMENT 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 PLAN-NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \*\*recorded September 13, 1977 in Book M-77 at Page 17035 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 \$\_168,500.00\_. •However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols°, if not applicable. See ORS 93.030) Mazus 19 90 STATE OF OREGON, County of Kamath )ss. 19 10 tuquest 17 Kollie Personally appeared the above named and acknowledged the foregoing 1 L woluntary act and deed. instrument to be OFFICIAL SEAL TRACIE V. CHANDLER andlis efore me: NOTARY PUBLIC- OREGON COMMISSION NO. 000112 MY COMMISSION EXPIRES JULY 06, 1994 Notary Public for N My Commission Expires: <u>n</u>H STATE OF OREGON, 88 ו County of \_ Klamath I certify that the within instrument was received for record on the 17thday , 19 90 Aug. of 100 at 3:55 o'clock P.M., and recorded In book/reel/volume No. \_\_\_\_M90 SPACE RESERVED ÓD page 16590 or as document/fee/file/ FOR Instrument/microfilm No. 19051 RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. M ame Evelyn Biehn, County Clerk

NAME, ADDRESS, ZIP

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Fee \$28.00

By Queline Mucunday Deputy

FORM 685-2.5M