

19054

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 16597

JERRY O. ANDERSON

convey(s) to RONALD W. CLOYD and KATHLEEN CLOYD, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

Lot 15, Block 2, Tract 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the year 1990-91 are now a lien but not yet payable.
2. City liens, if any.
3. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
4. Conditions, Restrictions as shown on the recorded plat of Nob Hill, Addition and Eldorado Heights.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing**

"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
 **of record, recorded April 18, 1978 in Book M-78 at Page 7560 and
 Amended August 13, 1980 in Book M-80 at Page 15313.
 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 \$ 10,500.00. *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.

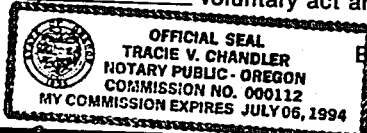
IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of August, 19 90.

STATE OF OREGON, County of Klamath)ss.
August 17, 19 90.

Personally appeared the above named JERRY O. ANDERSON

Instrument to be HIS voluntary act and deed.

and acknowledged the foregoing



Before me:

Tracie V. Chandler
 Notary Public for Oregon
 My Commission Expires: 7-6-94

Jerry O. Anderson
133rd Watson St.
Klamath Falls OR 97603
 GRANTOR'S NAME AND ADDRESS
Ronald W. + Kathleen Cloyd
99 Ridgeway Dr.
Klamath Falls OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
240 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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of Aug., 19 90, at 3:55 o'clock P. M., and recorded in book/reel/volume No. M90 on page 16597 or as document/fee/file/instrument/microfilm No. 19054, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pauline Mullendore Deputy

Fee \$28.00