



#02035568  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
MARLIN D. TOWNE  
SHARON A. TOWNE  
1530 Crescent Ave  
Klamath Falls, OR 97601

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

JOHN W. STANSBERRY hereinafter called GRANTOR(S), convey(s) to  
MARLIN D. TOWNE AND SHARON A. TOWNE, HUSBAND AND WIFE  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:

Lot 30, HIGHLAND PARK, in the County of Klamath, State of  
Oregon.

CODE 43 MAP 3909-12AA TL 400

"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." ✓ S.A.T. M.D.T.

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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 Highland Park. 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-867 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. 5) This property lies within and is  
subject to the levies and assessments of the Enterprise Drainage  
District. 6) Trust Deed, including the terms and provisions  
thereof to secure the amount noted below and other amounts  
secured thereunder, if any: Grantor: Jerry O. Anderson and  
Peggy Anderson, husband and wife; Trustee: William Sisemore;  
Beneficiary: Klamath First Federal Savings and Loan  
Association, a corporation; dated January 5, 1978 and recorded  
on January 6, 1978 in Book M-78 at page 302. WHICH SAID TRUST  
DEED THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND THE GRANTOR  
AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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  
\$28,000.00.

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 16TH day of AUGUST, 1990.

*John W. Stansberry*  
JOHN W. STANSBERRY

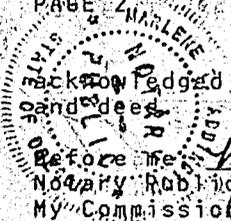
STATE OF OREGON, County of KLAMATH)ss.

AUGUST 20, 1990

Personally appeared the above named JOHN W. STANSBERRY and  
Continued on next page

TCARD

WARRANTY DEED



I, the undersigned, do hereby certify that the foregoing instrument to be HIS voluntary act and deed.

Charlene P. Addington  
Notary Public for OREGON  
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day of Aug. A.D., 19 90 at 10:56 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 16754.

FEE \$33.00

Evelyn Biehn - County Clerk  
By Charlene Addington

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... the terms and provisions hereof...  
... recorded in the public records of the county of Klamath...  
... and the same are hereby acknowledged to be the true and correct...  
... of the said party or parties...  
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