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BMP

WARRANTY DEED

Vol. <u>m 90</u> Page **17292** (*

AFTER RECORDING RETURN TO: RICHARD L. PASSMORE BARBARA M. PASSMORE Vo Roger Charest 4511 Onup , Klamath falls 97603

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

CRYSTAL NUNES, hereinafter called GRANTOR(S), convey(s) to RICHARD L. PASSMORE and BARBARA M. PASSMORE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

That portion of the NE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of the Southerly right of way line of Bonanza-Lorella Road.

CODE 56 MAP 3912-2900 TL 900

"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) As disclosed by the tax roll the premises herein described have been zoned or classified for farm At any time that said land is disqualified for such use, use. property may be subject to additional taxes or penalties the 3) Regulations, including levies, assessments, and interest. water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District. 5) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 6) Easement including the terms and provisions thereof recorded in Book 142 on page 449. 7) Easement, including the terms and provisions thereof recorded March 11, 1980 in Book M-80 on page 4637.

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 \$106,500.00.

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 17th day of August 1990.

estal nunes

CRYSTAL NUNES

STATE OF OREGON, County of Klamath)ss.

August 21, 1990

TTE F and deed the foregoing instrument to be her voluntary act and deed

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arlotte Horez lh Paersheine My Commission Expires: 9-20-

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AFTER SCORDING FRETORIES BARTONIA (PASSING BA Co. Consection 1541 Canal Samuelle 91603

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STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of	Aspen Title	Co. the	day
of Aug. A.D.	, 19 <u>90</u> at <u>10:21</u>	UCIOCK IVI., and duly recorded in ton	
of	Deeds	on Page <u>17292</u> .	
		Evelyn Biehn County Clerk	
FEE \$33.00		By Qauline Mullindere	<u> </u>
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