

WARRANTY DEED

AFTER RECORDING RETURN TO:  
RICHARD L. PASSMORE  
BARBARA M. PASSMORE

*To Roger Charest*  
*4511 Owyg, 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

*RLR*  
*BNP*  
"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  
use. At any time that said land is disqualified for such use,  
the property may be subject to additional taxes or penalties  
and interest. 3) Regulations, including levies, assessments,  
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.

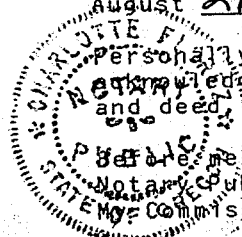
*Crystal Nunes*  
CRYSTAL NUNES

STATE OF OREGON, County of Klamath)ss.

August 21, 1990

Personally appeared the above named CRYSTAL NUNES, and  
and acknowledged the foregoing instrument to be her voluntary act  
and deed.

*Charlotte Flores*  
Notary Public for Oregon  
Commission Expires: 9-20-93



90 AUG 29 AM 10 21

AFTER RECORDING RETURN TO:

RICHARD L. PASCHOFF

BANKERS TRUST COMPANY

17292

NOTE: A CHANGE IS REQUESTED ALL TAX  
PAYMENTS TO THE FOLLOWING ADDRESS:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day  
of Aug. A.D., 19 90 at 10:21 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 17292

Evelyn Biehn County Clerk

By Pauline Muehladore

FEE \$33.00

"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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPLICABLE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenanted that grantor is the owner of the above described  
property free of all encumbrances except (1) 1989-90 taxes, a  
lien not yet payable, (2) as disclosed by the tax roll filed  
prior to the recording of this deed, and (3) as disclosed by the  
use of any time that said land is designated for such use,  
and, in any case, subject to additional taxes or penalties  
and interest, (4) regulations, including zoning, subdivision  
and other rules and regulations for the use and enjoyment of the  
land, of Klamath Valley Irrigation District, (5) rights of the  
grantor in and to any portion of the herein described premises,  
lying within the boundaries of roads or highways, (6) easements,  
including the terms and provisions thereof, recorded in Book 113  
on page 487, (7) easements, including the terms and provisions  
thereof, recorded in Book 11, 1980 in Book N-80 on page 203, (8)

and will warrant and defend the same against all persons who may  
claim the same, except as shown above.

The true and actual consideration for this instrument is  
\$100,000.00.

In testimony whereof, the grantor has executed this instrument  
in the presence of the undersigned, the date and place of execution, the

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of August, 1990.

Pauline Muehladore  
GRANTOR

STATE OF OREGON: COUNTY OF KLAMATH: ss.

appeared the above named GRANTOR, and  
the foregoing instrument to be her voluntarily and

EP-06-P

