

19489

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M90 Page 17331

DAVID W. PLETZKE

convey(s) to FRANKLIN C. PEOPLES and DAWN PEOPLES, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 66, PLEASANT HOME TRACTS #2, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2AD TL 2100

## SUBJECT TO:

1. 1990-91 Taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Pleasant Home Tracts #2.
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 \*\*

"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 \*\*as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 \*\* 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 \$ 42,000.00. \*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)

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 19 day of August, 1990.

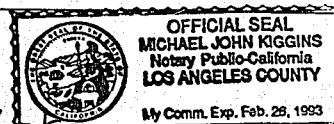
\*\*at Page 207, and as per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at Page 9131. \*\*

David W. Pletzke  
David W. Pletzke

STATE OF Oregon, County of Klamath Los Angeles ss.

August 27, 1990.

Personally appeared the above named David W. Pletzke



instrument to be his voluntary act and deed. and acknowledged the foregoing

\*\*5. Reservations, including the terms and provisions thereof, contained in Deed recorded September 15, 1944 in Book 169, Page 50, Deed Records.

Before me: Michael John Kiggins  
Notary Public for Los Angeles County  
My Commission Expires: 2-26-93

David W. Pletzke

6201 Quail Road

Aqua Dulce, CA 91350

GRANTOR'S NAME AND ADDRESS

Franklin C & Dawn Peoples

2115 Homedale Road

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal

2943 S. 6th St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 29th day of Aug. A.D., 19 90

at 3:49 o'clock P M. and duly recorded

in Vol. M90 of Deeds Page 17331

Evelyn Biehn County Clerk

By Debra Muelendore

Fee, \$28.00

Deputy.