19640, 19640, TITLE & ESCROW, INC.

01035603 WARRANTY DEED Vol. <u>m90</u> Page 17602

AFTER RECORDING RETURN TO:
DANIEL MARVIN LORD
P.O. Box 339
Lawai, HA. 96765

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

ELMER ROSE and VERSA V. ROSE, husband and wife, hereinafter called GRANTOR(S), convey(s) to DANIEL MARVIN LORD, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 27 in Block 35 of KLAMATH RIVER ACRES FIFTH ADDITION, in the County of Klamath, State of Oregon.

Code 21, Map 4008-6BD, TL 500.

"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) Taxes for the fiscal year 1990-'91, a lien not yet payable. 2) Conditions and Restrictions as shown on the recorded plat of Klamath River Acres Fifth Addition. 3) Right, title or interest of the public, including governmental bodies in and to that portion of said premises lying below the ordinary high water line of the Klamath River and public rights of fishing and recreation in and to the shoreline of said river. 4) All matters from any shifting in the course of the Klamath River, including but not limited to, accretion, reliction and avulsion. 5) Waiver of riparian rights and release of damages, as disclosed by instrument recorded September 16, 1905, in Book 18 at page 371, Deed Records.,

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 \$33,000.00.

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 27th day of August, 1990

X Elmer Dese

VERSA V. ROSE

STATE OF California County of Mendoeine ss.

August 29, 1990.

Personally appeared the above named ELMER ROSE and VERSA V. ROSE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(paf M. Mixee

Notary Public for auntly of mendacina

My Commission Expires: 10/16/82

OFFICIAL SEAL
OPAL M. MINER
Notary Public - California
Mendocino County

My Commission Expires Oct. 6, 1992

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17602 Vol. W Page

TITLE & ESCROW, INC.

01035263 WARRANTY DEED

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DEFIG A CHARGE IS REQUESTED ALL TAX STATEMENTS 10 THE POLLOWING ADDRESS:

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STATE	OF	OREGON	: COUNTY	OF KL	AMATH:	SS.	
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Filed for record at r	equest ofAsp		the 31st	dav
of Aug.	A.D., 19 <u>9</u>	0_ at <u>4:05</u> Deeds	o'clock P.M., and duly recorded in Vol. M90	_ uuy
FEE \$33.00		Deeds	on Page17602 Evleyn Biehn County Clerk Byoutless	

THIS THATRUMENT IN VIOLATION OF APPLICABLE BAND USE LAWS AND RECUEATIONS. BEFORE SIGNING OR ACCEPTING THIS LAWIRUMENT, THE PROPERTY SHOULD CHECK WITH HEE APPROPRIATE CITY OR COURTY PURMING DEPARTMENT TO VERTIFY APRIORED ABBEST

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VERSA V. RUCE 13000 E 38 13 Weight.

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My Commission Expires Oct. 6, 1992