

AFTER RECORDING RETURN TO:
DANIEL MARVIN LORD

P.O. Box 339
Hawaii, H.A. 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 Rose
ELMER ROSE

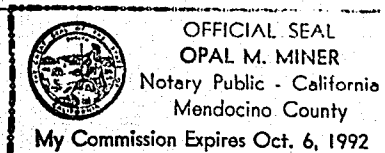
X Versa V. Rose
VERSA V. ROSE

STATE OF California County of Mendocino 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: Opal M. Miner
Notary Public for County of Mendocino
My Commission Expires: 10/6/92



'90 AUG 31 PM 4 05

01032503
WARRANTY DEED

17602
Aspen
TITLE & ESCROW, INC.

AT THE RECORDING RETURN TO:
CAPITAL NATIONAL BANK
P.O. BOX 237
LAKEVIEW, N.M. 87435

UNLESS A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
FARM AS ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 31st day
of Aug. A.D., 19 90 at 4:05 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 17602

FEE \$33.00

Evleyne Biehn County Clerk
By Pauline Mullendore

THIS INSTRUMENT MAY NOT BE USED FOR THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAW AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING HER TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

and covenant (1) that grantor is the owner of the above described
property free of all encumbrances except (1) taxes for the
years 1988-1991, which are not yet payable, (2) conditions and
restrictions shown on the recorded plat of Klamath River
Area (1) Addition, (2) River, (3) River, (4) River, (5) River,
including a residential building and for that portion of said
property lying below the ordinary high water line of the Klamath
River and public rights of fishing and navigation and to the
shoreline of said river, (6) All matters from any deed in
the county of Klamath River, including but not limited to,
a certain portion and division of Waiver of riparian rights
and right of dam, as disclosed by instrument recorded
September 11, 1987, in Book 18 at page 371, both recorded,

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
\$17,000.00.

In consideration of this deed and where the content so requires, the
deed includes the plat.

In WITNESS WHEREOF, the grantor has executed this instrument
the 31st day of August, 1990.

VERA V. ROSE
VERA V. ROSE

STATE OF OREGON: County of Klamath

Notary Public for Oregon: VERA V. ROSE

My Comm. Expires Oct. 6, 1993

My Commission Expires Oct. 6, 1993

