

02035481

WARRANTY DEED

PH 3 34
SEP 8 '90


AFTER RECORDING RETURN TO:
CENTURY 21 PRODUCTION REALTY
4509 SOUTH SIXTH STREET SUITE 102
KLAMATH FALLS, OR 97603

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

JAMES M. FULLERTON, hereinafter called GRANTOR(S), convey(s) to
CENTURY 21 PRODUCTION REALTY, INC., AN OREGON CORPORATION
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 17, Block 23, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 1, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-28D-4500

 "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.) Conditions, Restrictions as shown on
the recorded plat of Klamath Falls Forest Estates Highway 66
Unit, Plat No. 1. 3.) Subject to rules and regulations of
Fire Patrol District. 4.) Regulations, including levies,
assessments, water and easements for ditches and canals, of
Langell Valley Irrigation District. 5.) Subject to
reservations of all oil and minerals, including the terms and
provisions thereof, as set forth in deed from G. C. Lorenz and
Kathryn C. Lorenz, husband and wife, to Crater Lake Lumber
Company, a corporation, recorded May 25, 1937 in Book 109 at
Page 541, Deed Records of Klamath County, Oregon. 6.)
Declaration of Conditions and Restrictions, recorded July 12,
1963 in Book 346 on Page 473.

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 \$950.00.

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 25th day of July 1990.


JAMES M. FULLERTON

STATE OF ARIZONA, County of Maricopa) ss.

1990

Personally appeared the above named JAMES M. FULLERTON and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Laura Chapman
Notary Public for Maricopa
My Commission Expires: My Commission Expires Dec 31, 1991

Aspen Title & Escrow, Inc.

WARRANTY DEED

1000 SOUTH STREET SUITE 102
KAMATH FALLS, OR 97602

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Sept. A.D., 19 90 at 3:34 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 17913.

FEE \$33.00 Evelyn Biehn County Clerk
By Debbie Muehlbauer

Lot 17, Block 33, Klamath Falls Forest Estates Highway 88 Unit,
Tract No. 1, in the County of Klamath, State of Oregon.

CODE 28 MAR 2711-28D-1200

"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 covenants) that grantor is the owner of the above described
property (and of all encumbrances except (1) 1990-01 taxes, a
lien not yet payable, (2) Conditions, Restrictions as shown on
the recorded plat of Klamath Falls Forest Estates Highway 88
Unit, Block 33, (3) subject to rules and regulations of
Five Rivers District, (4) Regulations, including fees,
assessments, water and sewerage for district and (5) subject to
Klamath Valley Tripation District, (6) subject to
provisions thereof, as set forth in deed from G. C. Lorenz and
Kathryn C. Lorenz, husband and wife, to Grator Lake Lumber
Company, a corporation, recorded May 22, 1937 in Book 109 at
Page 241, Deed Records of Klamath County, Oregon. (7)
Declaration of Conditions and Restrictions, recorded July 15,
1961 in Book 216 on Page 473.

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 \$250.00.

In executing this deed and where the contact so requires, the
signature includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 25th day of July, 1990.

James M. Fullerton

James M. Fullerton, County of Klamath, (ss.)

1990

Personally appeared the above named JAMES M. FULLERTON and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Notary Public for Oregon
My Commission Expires: 12/31/1991