

19867

Vol. m90 Page 18017


Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

STEVEN W. HUDSPETH and DENISE E. HUDSPETH, husband and wife
convey(s) to MALINDA MOORE all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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

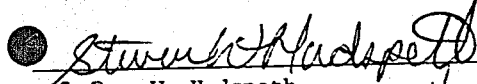
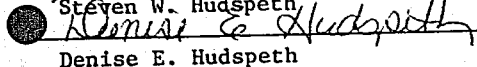
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and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} 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 6th day of September, 19 90.

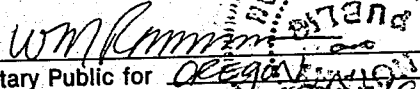

Steven W. Hudspeth

Denise E. Hudspeth

STATE OF OREGON, County of Lane)ss.

Sept 6, 19 90.

Personally appeared the above named Steven W Hudspeth
Denise E Hudspeth and acknowledged the foregoing
instrument to be Their voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission Expires: 8/24/93

Steven W. Hudspeth
Denise E. Hudspeth
C/O Klamath First Federal
GRANTOR'S NAME AND ADDRESS

Malinda Moore
3247 Laverne Ave.
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 ss
I certify that the within instrument
was received for record on the 6th day
of September, 19 90,
at 6 o'clock M. and recorded
in book/reel/volume No. 18017 on
page 18017 or as document/fee/file/
instrument/microfilm No. 18017,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By Denise E. Hudspeth TITLE
Deputy

EXHIBIT "A"

All of Lot 11, Block 2, and that portion of Lot 10, said Block 2, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southeast corner of said Lot 11; thence Easterly along the South line of Lot 10, 21.45 feet, more or less, to an iron pin set at the Southwest corner of premises sold to Henry E. Hilton and Frances Hilton; thence North along the West line of said Hilton premises 260.9 feet to an iron pin set in the North line of said Lot 10, which marks the Northwest corner of said Hilton premises; thence Westerly 26.45 feet, more or less, to the Northeast corner of Lot 11; thence South 260.9 feet to the place of beginning, all being in THIRD ADDITION TO ALTAMONT ACRES.

CODE 41 MAP 3909-10BD TL 1400

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Third Addition to Altamont Acres.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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 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 at Page 207.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Sept. A.D., 19 90 at 3:14 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 18017.
Evelyn Biehn County Clerk
By Pauline Nielsen

FEE \$33.00