

19871

Vol. m90 Page 18028
**Aspen**  
 TITLE & ESCROW, INC.

# 02035622

WARRANTY DEED

 AFTER RECORDING RETURN TO:  
 DARREN C. HENSON  
 E. GRACE HENSON

P.O. Box 852  
Klamath Falls, OR 97601

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

 THOMAS A. RASMUSSEN AND THEA JANE RASMUSSEN, HUSBAND AND WIFE  
 hereinafter called GRANTOR(S), convey(s) to DARREN C. HENSON AND  
 E. GRACE HENSON, HUSBAND AND WIFE hereinafter called  
 GRANTEE(S), all that real property situated in the County of  
 KLAMATH, State of Oregon, described as:

 Lots 21 and 22, Block 19, BUENA VISTA ADDITION TO THE CITY OF  
 KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-19CA TL 1100

 "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) Regulations, including levies, liens  
 and utility assessments of the City of Klamath falls. 3)  
 Conditions, Restrictions as shown on the recorded plat of Buena  
 Vista Addition to the City of Klamath Falls.

 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  
 \$24,300.00.

 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 4th day of September, 1990.

Thomas A. Rasmussen  
 THOMAS A. RASMUSSEN

Thea Jane Rasmussen  
 THEA JANE RASMUSSEN

 STATE OF Oregon, County of Klamath ) ss.

 SEPTEMBER 7, 1990.

 Personally appeared the above named THOMAS A. RASMUSSEN AND THEA  
 JANE RASMUSSEN and acknowledged the foregoing instrument to be  
 their own voluntary act and deed.

 Before me, Andria Handwerker  
 Notary Public for Oregon  
 My Commission Expires: 7-23-93

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 18028.

FEE \$28.00

Evelyn Blehn, County Clerk

By Pauline Mickelthorpe