

19943

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 18143

RECTOR D. LAND and YOLANDE LAND, husband and wife, hereinafter called grantor,
convey(s) to DALE R. ASHBY and KATHRYN H. ASHBY, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 1, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 21 MAP 4008-6BB TL 1500

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Fifth Addition to Klamath River Acres, which cites in part as follows:
"...direct access is vacated to the Keno-Worden Road from all lots."
3. Easement, including the terms and provisions thereof, for transmission and distribution of electricity, granted to California Oregon Power Company, a California Corporation, recorded August 10, 1933 in Book 101 at Page 331, Deed Records.

"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.

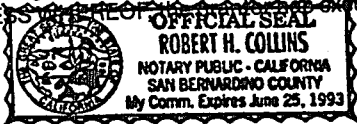
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See above

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 \$ 60,000.00. 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 grantors have executed this instrument this 4th day of September, 19 90.



Rector D. Land
Rector D. Land
Yolande Land
Yolande Land

CALIFORNIA
STATE OF ~~OREGON~~ County of SAN BERNARDINO ss.
SEPT. 8, 19 90.

Personally appeared the above named RECTOR D. LAND AND YOLANDE LAND and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Robert H. Collins
Notary Public for STATE OF CALIFORNIA
My Commission Expires: JUNE 25, 1993

Rector D. Land
Yolande Land
C/O Klamath First Federal
GRANTOR'S NAME AND ADDRESS
Dale R. Ashby
Kathryn H. Ashby
11203 White Goose RD, Klamath Falls, OR
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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of Sept., 19 90, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M90 on page 18143 or as document/feefile/instrument/microfilm No. 19943, Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Munkader Deputy

Fee \$28.00

FORM 685-2.5M

1990 SEP 10 PM 3 44