

AFTER RECORDING RETURN TO:

Mr. and Ms. Kenneth Fenstermacher

1413 Pine Grove Road
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAXES, RENTALS, HOA DUES, AND OTHER CHARGES SHALL BE PAID TO THE FOLLOWING ADDRESS: ALL TO BE PAID TO THE SAME AS ABOVE.

R. E. DOWELL, hereinafter called GRANTOR(S), convey(s) to KENNETH R. FENSTERMACHER and STELLA FENSTERMACHER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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." X *KRS SF*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions and Restrictions as shown on the recorded plats of Railroad Addition and Second Addition to Altamont Acres. 3) Taxes for the fiscal year 1990-'91, a lien not yet payable. 4) Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District. 5) Two Party Wall Agreements, including the terms and provisions thereof, recorded April 20, 1977 in Book M-77, page 6736 and recorded August 24, 1982 in Book M-82, page 11048.,

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 \$150,000.00.

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 17th day of September, 1990.

R. E. Dowell
R. E. DOWELL

STATE OF OREGON, County of Klamath)ss.
September 17, 1990.

Personally appeared the above named R.E. DOWELL and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Parlene L. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993

EXHIBIT "A"

90781 50273
Aspen
TITLE & ESCROW, INC.

PARCEL 1:

All of Lot 10 and portions of Lots 8 and 9, Block 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, lying Southerly of the extension of a line running Northeasterly and Southwesterly located in the center of the common wall separating the building located substantially on said Lot 8 and the building located substantially on said Lots 9 and 10, in the County of Klamath, State of Oregon, said line being more particularly described as follows:

Beginning at a point on the West line of Lot 9, said point being South 00 degrees 21' East, a distance of 0.92 feet from the Northwest corner of Lot 9; thence North 89 degrees 20' 48" East along the centerline of said common wall and its Northeasterly and Southwesterly extensions, a distance of 135.20 feet to a point on the East line of Lot 8, a distance of 0.04 feet Northwesterly from the Southeast corner of Lot 8.

PARCEL 2:

The East 110 feet of Lots 1 and 2, Block 4, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BC TL 100
CODE 41 MAP 3707-10DC TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day
of Sept. A.D. 19 90 at 10:45 o'clock A. M., and duly recorded in Vol. M90
of _____ Deeds on Page 18705

Evelyn Biehn County Clerk

By

Debra Mullendare

FEE \$33.00