

#01035665
WARRANTY DEED

AFTER RECORDING RETURN TO:

ROBERT LEE HALCOMB

General Delivery
Sprague, River, OR 97639

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

ANGELA MARTIN, hereinafter called GRANTOR(S), convey(s) to
ROBERT LEE HALCOMB, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

The Northerly 264 feet of Lot 10 in Block 14 of SECOND ADDITION
TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

Code 10, Map 3611-11AO, Tax Lot 300.

"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." > *CLB*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1990-'91, a lien not yet payable. 2) Subject to
rules and regulations of Fire Patrol District. 3) Conditions
and Restrictions as shown on the recorded plat of Second
Addition to Nimrod River Park. 4) Declaration of Conditions and
Restrictions by instrument recorded June 10, 1966 in Book M-66,
page 6074. 5) Rules, regulations and statutory powers of
Nimrod Park Sanitary District and Nimrod Park Road District. 6)
Order granting Petition for Establishment of Road District
recorded March 17, 1966 in Book M-66, page 2325. 7) Trust Deed,
including terms and provisions thereof in favor of U.S.
National Bank of Oregon, recorded August 9, 1988, in Book M-88,
page 12837, which Trust Deed the Grantee herein DOES NOT agree
to assume and pay and Grantor hereby holds Grantee harmless
therefrom.,

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
\$30,250.00.

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 14th day of September, 1990.

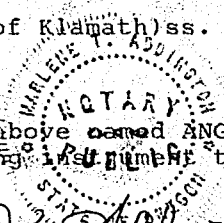
Angela Martin
ANGELA MARTIN

STATE OF OREGON, County of Klamath) ss.

September 18, 1990.

Personally appeared the above named ANGELA MARTIN and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Harlene P. Aldington
Notary Public for Oregon
My Commission Expires: March 22, 1993.



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18759 page 18759

18760
20302

Aspen
TITLE & ESCROW, INC.

WARRANTY DEED
#00035000

THE COUNTY OF KLAMATH
CLERK OF THE COUNTY
OFFICE OF THE CLERK
CLERK OF THE COUNTY
OFFICE OF THE CLERK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Sept. A.D., 19 90 at 3:40 o'clock P. M., and duly recorded in Vol. M90
of Deeds on Page 18759
Evelyn Biehn - County Clerk
By Paula M. Miller

FEE \$33.00

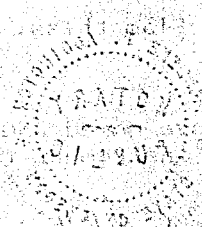
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