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#01035665 WARRANTY DEED

AFTER RECORDING RETURN TO: ROBERT LEE HALCOMB General Delivery Spraque, 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 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. 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) 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.

0 MARTIN ANGE

STATE OF OREGON, County of Klamath)ss. Ell'E.

September 18, 1990.

SALCTARY'S Personally appeared the above camed ANGELA MARTIN and acknowledged the foregoing instrument to be her voluntary act and deed.

Addinator Before me: <u>W</u> priene to Notary Public for Oregon My Commission Expires: March 22, 1993.

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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