

20352


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

JERRY L. KILLINGSWORTH and JACQUELYN KILLINGSWORTH, husband and wife
 convey(s) to CASEY KILLINGSWORTH and LANA KILLINGSWORTH, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lots 50 and 51, LAKEWOOD HEIGHTS, in the County of Klamath, State
 of Oregon.

CODE 190 MAP 3808-23DC TL #4600

"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 DEPART-
 MENT 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 PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

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

SEE ATTACHED EXHIBIT "A"

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 \$ 65,000.00. *However, the actual con-
 sideration consists of or includes other property or value given or promised which is the whole 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 grantor has executed this instrument this 17 day of September,
 19 90.

Jerry L. Killingsworth
Jacquelyn Killingsworth

STATE OF OREGON, County of Josephine
September 17, 1990.

Personally appeared the above named Jerry L. Killingsworth and
Jacquelyn Killingsworth and acknowledged the foregoing
 instrument to be their voluntary act and deed.

ELIZABETH A. SCHULTZ
 NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES _____

Before me:

Elizabeth A. Schultz
 Notary Public for OREGON
 My Commission Expires: 4-14-93

Jerry L. & Jacquelyn Killingsworth
2364 Canyon Creek Rd
Wong Creek OR 97697
 GRANTOR'S NAME AND ADDRESS
Casey & Lana Killingsworth
2497 Josephine St.
Klamath Falls OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
540 Main St
Klamath Falls OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as document/fee/file/
 Instrument/microfilm No. _____,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

By _____ Deputy

20 SEP 19 10 42

EXHIBIT "A"

SUBJECT TO:

1. 1990-91 Taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Lakewood Heights.
3. Subject to rules and regulations of Fire Patrol District.
4. This property lies within and is subject to the levies and assessments of the Lakewood Heights District Improvement Company.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: November 10, 1938
Book: 118
Page: 475

As amended by instrument:

Recorded: December 30, 1938
Book: 119
Page: 410

As amended by instrument:

Recorded: May 28, 1941
Book: 138
Page: 257

6. Easements, releases, rights of way and agreements, including the terms and provisions thereof to California Oregon Power Company, as shown in Book 68 at Page 277 to 281, Book 105 at Page 226 and 227, and Book 126 at Page 445, All Deed Records, if they or any of them affect the above described premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 19th day
of Sept. A.D., 19 90 at 3:42 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 18842.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mueller