



Aspen
TITLE & ESCROW, INC.

02035664

WARRANTY DEED

AFTER RECORDING RETURN TO:

RICK J. ROWLAND

5043 Mayhew
Klamath Falls, OR 97601

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

SHARON HUGO hereinafter called GRANTOR(S), convey(s) to RICK J. ROWLAND hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 33, WEST KLAMATH, in the County of Klamath, Stae or Oregon.

CODE 7 MAP 3908-13DA TL 4100

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) 1990-91 taxes, a lien not yet payable. 2) Regualtions, including levies, liens and utility assessments of the City of Klamath Falls. 3) Conditions, Restrictions as shown on the reocrded plat of West Klamath.

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 \$26,000.00.

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 18th day of September, 1990.

Sharon Hugo by her attorney in fact Hazel V. Hall.
SHARON HUGO by her Attorney in fact
HAZEL V. HALL

STATE OF OREGON, County of KLAMATH)ss.

SEPTEMBER 20, 1990.

Personally appeared HAZEL V. HALL, who being duly sworn did say that she is the attorney in face for SHARON HUGO and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the ACTUAL deed of said principal.

Before me, *Jandra Handsaker*
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day of Sept. A.D., 19 90 at 3:35 o'clock P.M., and duly recorded in Vol. M90, of Deeds on Page 18966.

FEE \$28.00

Evelyn Biehn County Clerk

By *Danline Mullendore*

90 SEP 20 PM 3 35