

LN# 090-09-14163

ORDER #35653

20787

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. m90 Page 19633

GARY LEE FANNING and SANDRA E. FANNING, husband and wife

convey(s) to FRED WILLARD HAWTREY and MARCELLA JEANNETT HAWTREY, husband and wife, hereinafter called grantor, all that real property situated in theCounty of Klamath, State of Oregon, described as:

Lot 7, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

CODE 63 MAP 3909-14CA TL 8700

SUBJECT TO:

1. 1990-91 taxes, a lien not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, Restrictions as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded September 3, 1976 in Book M-76 at Page 13888.
5. Easement, including the terms and provisions thereof, for right of **

"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."

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except **way for ditches and canals, granted to United States of America, recorded May 18, 1907 in Book 22, Page 479. (No exact location given) 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 consideration consists of or includes other property or value given or promised which is the whole part of the 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 27th day of SEPTEMBER, 19 90.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named GARY LEE FANNING AND SANDRA E. FANNING and acknowledged the foregoing instrument to be THEIR voluntary act and deed.



Before me:

Tracie V. Chandler
Notary Public for Oregon
My Commission Expires 7-6-94

GARY LEE FANNING & SANDRA E. FANNING
1811 CREST ST.

KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

FRED WILLARD HAWTREY & MARCELLA JEANNETT HAWTREY
5502 SHEARWOOD DR.

KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.
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.

Klamath First Federal Savings & Loan Assn.
540 Main St.

Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Sept., 19 90, at 11:52 o'clock A. M., and recorded in book/roll/volume No. M90 on page 19633 or as document/fee/file/Instrument/microfilm No. 20787, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, county Clerk
NAME TITLE

By Pauline Mueller Deputy

Fee \$28.00

FORM 685-2.5M

20 SEP 20 AM 11 52