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11/04/14/05 ARE 35/41

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

Vol. mgd Page 20711

MAY ANNETTE LONG formerly, MAY ANNETTE WILSON, hereinafter called grantor,
convey(s) to CHARLES V. MONNINGER and JANITA G. MONNINGER, husband
and wife all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 6 and 6B, LAKESHORE GARDENS, in the County of Klamath, State of Oregon.

CONDR 190 MAP 3808-25DA TL 2/400
CONDR 190 MAP 3808-25DA TL 1/700

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

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

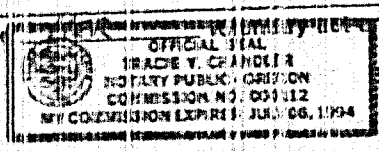
The true and actual consideration for this transfer is \$ 74,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (Indicate which) ^{if not applicable. See ORS 93.030}

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 12th day of October, 1990.

May Annette Long

STATE OF OREGON, County of Klamath ss.
October 12, 1990

Personally appeared the above named MAY, ANNETTE LONG and acknowledged the foregoing instrument to be



Before me: David Chandler
Notary Public for Oregon
My Commission Expires: 7-6-94

May Annette Long
2241 Lakeshore Dr
Laurelburg, OR 97601
Charles V. Monninger
2241 Lakeshore Dr
Laurelburg, OR 97601
Deborah Ann Adair
2241 Lakeshore Dr
Laurelburg, OR 97601
John R. Adair
2241 Lakeshore Dr
Laurelburg, OR 97601

STATE OF OREGON, ss.
County of _____
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 _____ TITLE Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. 1990-91 Taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Lakeshore Gardens.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. This property lies within and is subject to the levies and assessments of the Lakeshore Drainage District.
5. Reservations and conditions as shown on deed from Arthur M. Geary et al., to Oscar Harper et ux., dated June 7, 1935 and recorded October 10, 1936 in Book 107 at Page 318, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof:
For: The regulation and control of the waters of
Upper Klamath Lake
Granted to: The California Oregon Power Company, a corporation
Recorded: July 23, 1937
Book: 111
Page: 39

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
of Oct. A.D. 19 90 at 4:01 o'clock PM., and duly recorded in Vol. M90,
of Deed on Page 20711
Evelyn Biehn County Clerk
By D. Melrose

FEE \$30.00