

21504

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20862


**Aspen**  
 TITLE & ESCROW, INC.
#01035705  
WARRANTY DEED

AFTER RECORDING, RETURN TO:  
 Mr. and Mrs. Dave Lee Cooley  
Co. 2520 Darrow  
Klamath Falls, OR

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

SUSAN KROUSE hereinafter called GRANTOR(S), convey(s) to DAVE  
 LEE COOLEY and FREDRI DILORES COOLEY, husband and wife,  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of Klamath, State of Oregon, described as:

Lot 610 Block 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
 in the County of Klamath, State of Oregon.

Code 1, Map 3809-330A, Tax Lot 500.

"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 FEW TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
 APPROVED USE(S)."

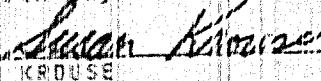
and covenant(s) that Grantor is the owner of the above described  
 property free of all encumbrances except: 1) Taxes for the  
 fiscal year 1990-'91, a lien. 2) Regulations, including levies,  
 taxes and utility assessment of the City of Klamath Falls. 3)  
 Conditions and Restrictions as shown on the recorded plat of  
 Mills Addition to the City of Klamath Falls. 4) Conditions and  
 Restrictions in Deed recorded September 11, 1930 in Book 93,  
 page 32. 5) Contract, including the terms and provisions  
 thereof, in favor of the State of Oregon, by and through the  
 Director of Veterans' Affairs, recorded May 16, 1988 in Book  
 M-89, page 3739, which Contract the Buyers herein agree to  
 assume and pay according to the terms contained therein.,

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  
 \$39,978.61.

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 9th day of October, 1990.

  
 SUSAN KROUSE

STATE OF CALIFORNIA, County of

 ss.

On October 10th, 1990, personally appeared the above named  
 SUSAN KROUSE and acknowledged the foregoing instrument to be her  
 voluntary act and deed.

Before me:   
 Notary Public for California  
 My Commission Expires: 3/31/92

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 16th day of Oct. A.D. 19 90  
 at 10:24 o'clock A M. and duly recorded  
 in Vol. M90 of Deeds Page 20862.

Evelyn Biehn County Clerk

By Darlene Melendore Deputy.

Fee, \$28.00

