

21504

Vol. m90 Page 20862#01635705
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 FREDIA DELORES COOLEY,, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 616 Block 128, WILLS 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 FEED 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) Taxes for the
fiscal year 1990-91, a lien. 2) Regulations, including levies,
liens and utility assessment of the City of Klamath Falls. 3)
Conditions and Restrictions as shown on the recorded plat of
Wills 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 5th day of October, 1990.

X Susan Krouse
SUSAN KROUSE

STATE OF CALIFORNIA, County of Santa Cruz, ss.

On October 12th, 1990, personally appeared the above named
SUSAN KROUSE and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: Teri Shaw
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 Deborah Muehlbauer

Deputy

Fee, \$28.00

