



21609

# 02035104

Vol. m90 Page 21042

## WARRANTY DEED

AFTER RECORDING RETURN TO:  
GARY B. LIVINGSTON23770 South Beavercreek Rd  
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEWARREN WEAST hereinafter called GRANTOR(S), convey(s) to GARY B.  
LIVINGSTON hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:The S 1/2 of the NW 1/4 of Section 33, Township 39 South, Range  
11 1/2 East of the Willamette Meridian, in the County of  
Klamath, State of Oregon.

CODE 236 MAP 3911-V3300 TL 400

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) 1990-91 taxes, a  
lien not yet payable. 2) Rights of the public in and to any  
portion of the herein described premises lying within the  
boundaries of roads or highways. 3) Regulations, including  
levies, assessments, water and irrigation rights and easements  
for ditches and canals, of Klamath Irrigation District. 4)  
Regulations, including levies, assessments, water and irrigation  
rights and easements for ditches and canals, of Klamath Basin  
Improvement District. Subject to the terms and provisions  
of that certain instrument recorded July 24, 1970 in Volume M-70  
at page 6187 as "Notice to persons intending to Plat lands  
within the Klamath Basin Improvement District." 5) As  
disclosed by the tax roll the premises herein described have  
been zoned or classified for farm use. At any time that said  
land is disqualified for such use, the property may be subject  
to additional taxes or penalties and interest. 6) Reservations  
and restrictions as contained in patent from the United States  
of America recorded May 23, 1905 in Book 17 at page 417, Deed  
Records of Klamath County, Oregon.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  
\$100,000.00.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 5th day of October, 1990.Warren Weast  
WARREN WEAST

STATE OF OREGON, County of KLAMATH ss.

Notary Public, 1990

I, Notary Public, appeared the above named WARREN WEAST and  
acknowledged the foregoing instrument to be his voluntary act

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Before me: Sandra Handscher  
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 18th day  
of Oct. A.D. 19 90 at 3:40 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 21042

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullens