

AFTER RECORDING RETURN TO:
HAROLD K. PICKRELL
MARGARET A. PICKRELL

P.O. Box 1267
Klamath Falls, OR 97601

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

MELESIO S. RUIZ AND SHIRLEY O. RUIZ, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to HAROLD K. PICKRELL
AND MARGARET A. PICKRELL, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 60, MERRYMAN'S REPLAT OF OLD ORCHARD MANOR IN THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-34C TL 9200

"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."

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) Regulations, including levies, liens
and utility assessments of the City of Klamath Falls. 3)
Conditions, Restrictions as shown on the recorded plat of
Merryman's Replat of Old Orchard Manor in the City of Klamath
Falls. 4) Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Klamath Irrigation District.

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
\$57,000.00.

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 12th day of October, 1990.

Melesio S. Ruiz
MELESIO S. RUIZ

Shirley O. Ruiz
SHIRLEY O. RUIZ

STATE OF OREGON, County of Klamath ss.

October 28, 1990

Personally appeared the above named MELESIO S. RUIZ AND SHIRLEY
O. RUIZ and acknowledged the foregoing instrument to be their
voluntary act and deed.

Andrea Handsaker
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 22nd day
of Oct. A.D. 19 90 at 10:42 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 21163

FEE \$28.00

Evelyn Biehn County Clerk
By Andrea Handsaker