

21819

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05035753

WARRANTY DEED

AFTER RECORDING RETURN TO:
 LYNNE K. MURRAY, a Single Person
 WILLIAM P. HIRSCHY
 IRENE E. HIRSCHY

3882, Baery
Klamath Falls, OR 97603

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

MICHAEL A. FOX and SHEILA K. FOX, husband and wife hereinafter
 called GRANTOR(S), convey(s) to LYNNE K. MURRAY, a Single Person
 and WILLIAM P. HIRSCHY and IRENE E. HIRSCHY, HUSBAND AND WIFE
 NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP
 hereinafter called GRANTEE(S), all that real property situated
 in the County of KLAMATH, State of Oregon, described as:

The East 69 feet of the West 81 feet of Lot 8, DE BIRK HOMES, in
 the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10DD TL 5500

*Grant
of
Klamath
Falls*
 "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) Regulations,
 including levies, liens and utility assessments of the City of
 Klamath Falls. 2) Conditions, Restrictions as shown on the
 recorded plat of DeBirk homes. 3) Declaration of Conditions and
 Restrictions, but omitting any restrictions based on race,
 color, religion or national origin appearing of record:
 Recorded on February 26, 1960 in Book 319 at page 246. 4)
 Regulations, including levies, assessments, water and irrigation
 rights and easements for ditches and canals, of Klamath
 Irrigation District. 5) Regulations, including levies, liens,
 assessments, rights of way and easements of the South Suburban
 Sanitary District, and as per Ordinance No. 29, recorded 24, 1983
 in Book M-83 at page 3062 and as per Ordinance No. 30, recorded
 May 30, 1986 in Book 4-86 at page 9346 and as per Ordinance No.
 31, recorded January 5, 1988 in book M-88 at page 207, and as
 per Ordinance No. 32, recorded May 14, 1990 in Book M-90 at page
 9131. 6) Easement, including the terms and provisions
 thereof: Granted to: The California Oregon Power Company, a
 California Corporation, recorded on December 10, 1956 in book
 288 at page 319.

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
 \$45,000.00.

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 29th day of October, 1990.

Michael A. Fox
 MICHAEL A. FOX

Sheila K. Fox
 SHEILA K. FOX

STATE OF OREGON, County of KLAMATH)ss.

October 23, 1990

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WARRANTY DEED
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Personally appeared the above named MICHAEL A. FOX and SHEILA K. FOX and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Jandra Handwerker
Notary Public for OREGON

My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Anden Title Co. the 24th day
of Oct. A.D. 19 90 at 11:17 o'clock AM., and duly recorded in Vol. M90,
of Deed on Page 21343.

FEE: \$33.00

Evelyn Biehn . County Clerk

By Shelene Mulenslee

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