



Aspen
TITLE & ESCROW, INC.

02035711

Vol. m90 Page 21805

WARRANTY DEED

AFTER RECORDING RETURN TO:

BOBBY J. VINCENT
CAROL W. VINCENT
24081 LINDLEY ST.
MISSION VIAJO, CA 92691

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

JAMES L. HICKS AND SONJA P. HICKS, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to BOBBY J. VINCENT AND CAROL W. VINCENT, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 6, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

CODE 141 MAP 3809-360C TL 5100

"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) Conditions, Restrictions as shown on the recorded plat of Third Addition to Moyina. 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Moyina Water District. 4) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 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. 5) Easement, including the terms and provisions thereof: For: Pole and lines; Granted to: California Oregon Power Company recorded on April 5, 1940 in Book 128 at page 267. 6) Easement, including the terms and provisions thereof: For: An easement and right of way, 10 feet wide, "Pole line as now located"; Granted to: The California Oregon Power Company, a California Corporation, recorded on June 8, 1956 in Book 284 at page 22. 7) Easements covering water mains running to well site described in Book 285 at page 257, Deed Records, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds. 8) Trust Deed, including the terms and provisions thereof, on aid property in the original face amount of \$68,680.00, executed by grantors herein on February 18, 1987 in favor of Town & County Mortgage, Inc., an Oregon Corporation, as security for a loan guaranteed by the Secretary of Veterans' Affairs under 38 U.S. Code 1810, as amended said Trust Deed being recorded on March 3, 1987 in Book M-87 at page 3395, of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of James L. Hicks and Sonya P. Hicks, husband and wife, under the terms of the instruments creating and securing the loan described above to indemnify the Secretary of Veterans' Affairs to the extent of any claim paid because of the guaranty or insurance of said loan, 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 \$68,000.00.

In construing this deed and where the context so requires, the
Continued on next page

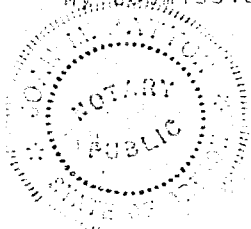
199 OCT 30 PM 3 32

WARRANTY DEED
PAGE 2

singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 10TH day of October, 1990.X James L. Hicks
JAMES L. HICKSX Sonja P. Hicks
SONJA P. HICKSSTATE OF OREGON, County of CLATSOP ss.October 18th, 1990Personally appeared the above named JAMES L. HICKS AND SONJA P.
HICKS and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:

Joan M. Patton
Notary Public for OREGONMy Commission Expires: 6-20-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of Oct. A.D., 19 90 at 3:32 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 21805.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall