

22928


Aspen
 TITLE & ESCROW, INC.

02035829

WARRANTY DEED

Vol. 1790 Page 23420

AFTER RECORDING RETURN TO:

 NAYMAN W. CHRISTIAN
 PATRICIA R. CHRISTIAN

P.O. Box 206
Dairy, OR 97625

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

 WILLIAM S. LAND AND FAYE L. LAND, HUSBAND AND WIFE hereinafter
 called GRANTOR(S), convey(s) to NAYMAN W. CHRISTIAN AND PATRICIA
 R. CHRISTIAN, HUSBAND AND WIFE hereinafter called GRANTEE(S),
 all that real property situated in the County of KLAMATH, State
 of Oregon, described as:

 Lots 11, 12, 13 and 14, Block 45, BOWNE ADDITION TO BONANZA, in
 the County of Klamath, State of Oregon.

 CODE 11 MAP 3911-10CC TL 501 KEY NO. 819840
 CODE 11 MAP 3911-10CC TL 502 KEY NO. 844340

 "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) Conditions, Restrictions
 as shown on the recorded plat of Bowne Addition to Bonanza. 2) City
 Liens, if any, of the City of Bonanza. 3) Regulations, including
 levies, liens and utility assessments of the City of Bonanza. 4)
 Regulations, including levies, assessments, water and irrigation
 rights and easements for ditches and canals, or Horsefly Irrigation
 District. 5) Reservations, contained in that certain Patent from
 United States of America to Ira P. Chandler, recorded in Book 15 at
 Page 103, Deed Records of Klamath County, Oregon. 7) Trust Deed,
 including the terms and provisions thereof to secure the amount
 noted below and other amounts secured thereunder, if any: Grantor:
 William S. Land and Faye L. Land, husband and wife; Trustee: Aspen
 Title & Escrow, Inc.; Beneficiary: Gerald A. Vieira and Joseph L.
 Vieira, not as tenants in common, but with rights of survivorship;
 dated on May 3, 1988, and recorded on May 4, 1988 in Book M-88 at
 page 7054. WHICH SAID TRUST DEED, THE GRANTEE HEREIN AGREES TO
 ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS 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
 \$49,000.00.

 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 16TH day of NOVEMBER, 1990.

William S. Land
 WILLIAM S. LAND

Faye L. Land
 FAYE L. LAND

STATE OF OREGON, County of KLAMATH)ss.

NOVEMBER 19, 1990

 Personally appeared the above named WILLIAM S. LAND AND FAYE L.
 LAND and acknowledged the foregoing instrument to be THEIR
 voluntary act and deed.

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WARRANTY DEED
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Before me: Andie 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 & Escrow the 23rd day
of Novmeber A.D., 19 90 at 2:27 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 23420

EVELYN BIEHN County Clerk
By Bernetha J. Jetch

FEE \$33.00

THE STATE OF OREGON, COUNTY OF KLAMATH, ss. I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 23rd day of November, 1990.

EVELYN BIEHN, County Clerk

NOTARY PUBLIC

NOTARY PUBLIC

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