

23316

STATUTORY WARRANTY DEED

ARTHUR A. GARREN, Grantor, conveys and warrants to RONALD C. FRIESEN and SHARON K. FRIESEN, Husband and Wife, the real property described as follows, free of encumbrances, except as specifically set forth herein:

Lot 6, Block 1 of SUNNYLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

- a) Taxes for the fiscal year 1985-1986, due and payable;
- b) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
- c) Reservations in Deed from Elmer I. Applegate, a single man, to E.M. Chilcote, et al., dated August 25, 1939, recorded August 25, 1939, in Volume 124 of Deeds, page 204, as follows:

"The grantees herein agree that all dwellings facing on Shasta Way are to cost not less than \$2,000.00 and all dwellings built in the balance of Sunnyland tract shall cost not less than \$1,500.00."

- d) Reservations, including the terms and provisions thereof, as contained in the deed from E.M. Chilcote and Sue E. Chilcote, his wife, D.M. Smith and Herman Smith, his wife, R.C. Dale and Lillian Dale, his wife, to Lloyd W. Rusk, dated September 1, 1940, recorded September 7, 1940, in Volume 131, page 549, Deed Records of Klamath County, Oregon, as follows: "Subject to the right to take irrigation water along the East end of said lot for use on other lots in Sunnyland."

The true and actual consideration for this conveyance is \$17,000.

Until a change is requested, all tax statements are to be sent to the following address: Ronald C. Friesen, 815 Mitchell, Klamath Falls, OR 97603.

WARRANTY DEED

01/RP4

90 DEC 5 AM 9 37

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.

Dated: 10/24/85

Arthur A. Garren  
ARTHUR A. GARREN

STATE OF OREGON        )  
County of Klamath    )ss.

The foregoing instrument was acknowledged before me this 24th day of October, 1985, by ARTHUR A. GARREN.

Pamela J. Pearson  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8/16/88

After Recording return to:

Ronald C. Friesen  
P.O. Box 5227  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day of Dec. A.D., 19 90 at 9:37 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 24092.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mueller