## 23431 ASPEN TITLE & ESCROW, INC.

# 02035801

WARRANTY DEED

AFTER RECORDING RETURN TO: LINDA JEAN WILLIAMSON 4231 MYRTLEWOOD KLAMATH FALLS, OR 97603

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

MICHAEL MARIDAKIS AND IRMA C. MARIDAKIS, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to LINDA JEAN WILLIAMSON hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 5, Tract No. 1007, WINCHESTER, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-11CD TL 6000

"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) taxes owing for  $\ensuremath{\mathsf{E}}$ 1990-91 and 1989-90. 2) Regulations, including levies, 1 and utility assessments of the City of Klamath Falls. 3) Conditions, Restrictions as shown on the recorded plat of Tract No. 1007, Winchester. 4) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded on September 21, 1970 in book M-70 at page 8316. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 6) 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 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 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. 7) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder if any: Grantor: Raymond D. Henderson and Nancy L. Henderson, husband and wife; Trustee: William Sisemore, Beneficiary: Klamath First Federal Savings and Loan Association, a corporation, dated November 9. 1978 and recorded on November 13, 1978 in Book M-78 at page 25403. 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 \$40,000.00.

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 MOVEMBER, 1990.

\* Michael Maridakis

IRMA C. MARIDAKIS

STATE OF CALIFORNIA, County of ORANGE )ss.

Continued on next page

SIATE OF CALIFORNIA, County of ORDAGE )ss.
Continued on next game WARRANTY DEED TENU CINEELIAE NOVEMBER 30 , 1990 JULE TOOR vocapon puls Personally appeared the above named MICHAEL MARIDAKIS AND IRMA C. MARIDAKIS and acknowledged the foregoing instrument to be THEIR voluntary act and deed. ADOUPH PAUMA Before me: ADO LPH PALMA
Notary Public for ORESON CALIFORNIA many area and surprecipited the common desired OFFICIAL SEAL
ADOLPH PALMA
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY ADOLPH PALMA provinces the terms to site a thick where the we personal and the readers of ways specifications and the readers of ways and the readers of t STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of \_\_\_ \_\_\_\_\_ on Page \_\_\_\_\_24287\_\_ Deeds\_\_\_ Evelyn Biehn - County Clerk
By Aulene Mullendere FEE \$33.00 कुरुक्त गायक गिर्म के किया पर प्रकृतिक स्थान क्षा किया है। productive consolicit that grantum is the owner of the above for a property of the above the productive consolicit that grantup is the owner of the above consolicit that are also consolicit to the above consolicit that are a property of the area of the are consolicit to the consolicit that are a property of the area VERBUARS SIZE OF THE OR HOUSELS OF THE SECURITIES OF THE SECURITIE nggo, at 1975 Same-1750 in 1966 with the Secret of United Mos. AUTHORS PROJECT IN THE FEB. 18. ALONACE AND FOREST SANCESSANCE - MARSONSES. ASSESSED AND SEE SANCESSAND AND SEES SANCESSAND AND SEE SANCESSAND AND SEE SANCESSAND AND SEE SANCESSAND AND SEES SANCESSAND AND SEE SANCESSAND AND SEES SANCESSAN dependency bayes BINIEMERIO TO THE FOLLOWING ACCESSES OF

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ASTAR BECORDING RETURN TO: FASORON, INC.

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