23966 # 62035924 SPON WARRA

WARRANTY DEED

AFTER RECORDING RETURN TO: VERONICA MC CLAIN ROGER LEE GRIDER 1504 Fulton Klarmath FAILS, OR 9760

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

ALLEN A. REEDER hereinafter called GRANTOR(S), convey(s) to VERONICA MC CLAIN and ROGER LEE GRIDER, 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 West 73.8 feet of Lot 1, Block 31, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29DA TL 7300

"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 Hillside Addition to the City of Klamath Falls. 3) Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Mortgagor: Allen A. Reeder; Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs, dated October 26, 1978 in Book M-78 at page 24324. WHICH SAID MORTGAGE, THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND THE GRANTOR HEREBY HOLDS THE GRANTEE HARMLESS THEREFROM.

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 \$36,500.00.

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 11TH day of DTCEMBER, 1990.

ALLEN A. REEDER

STATE OF ARIZONA, County of <u>AZ</u>)ss.

DECEMBER 13, 1990

Personally appeared the above named ALLEN A. REEDER and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

Before me: Normio J. P. C. C. Notary Public for ARIZONA
My Commission Expires: 1933

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STATE OF OREGON: COUNTY OF KLAMATH:

Filed	for record at rec	uest of	Aspen Title Co.		the 20+h	
of	Dec.	A.D., 19	90 at 11:11	o'clockAM., and duly		day
		of	<u>Deeds</u>	on Page 25222 Evelyn Biehn C		
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