



23966

02035924

Vol. m90 Page 25222

WARRANTY DEED

AFTER RECORDING RETURN TO:
VERONICA MC CLAIN
ROGER LEE GRIDER

1504 Fulton
Klamath Falls, OR 97601

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 DECEMBER, 1990.

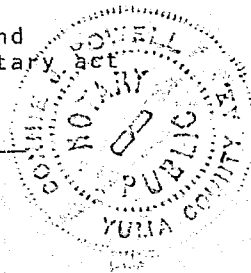
Allen A. Reeder
ALLEN A. REEDER

STATE OF ARIZONA, County of Yuma A2) ss.

DECEMBER 13, 1990

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

Before me: Connie J. Powell
Notary Public for ARIZONA
My Commission Expires: Nov. 20, 1993



100-443886-100