



01036030
WARRANTY DEED

Vol. m91 Page 1268

AFTER RECORDING RETURN TO:
PHYLLIS M. WILLIAMS
1625 Siskiyou Street
Klamath Falls, OR 97601

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

LEE BEN DAVIS aka LEE B. DAVIS and KATHERINE E. DAVIS, husband and wife, hereinafter called GRANTOR(S), convey(s) to PHYLLIS M. WILLIAMS, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Tract 1124, DAVIS SUBDIVISION, in the City of Bonanza, in the County of Klamath, State of Oregon.

CODE 11 MAP 3911-9DA TL 3200

"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 Bonanza; 2) City liens, if any, of the City of Bonanza. 3) Conditions, Restrictions as shown on the recorded plat of Tract 1124, Davis Subdivision. 4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District. 5) Easement for utilities over and across the premises formerly included within the boundaries of Bowne Addition to the Town of Bonanza now vacated, if any such exist. 6) This property lies within and is subject to the levies and assessments of the Bonanza Sanitary District.

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 \$6,000.00.

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 15th day of January 1991.

Lee B. Davis
LEE B. DAVIS

Katherine Elinor Davis
KATHERINE Elinor DAVIS

STATE OF OREGON, County of Klamath)ss.

January 18, 1991

Personally appeared the above named LEE B. DAVIS and KATHERINE ELINOR DAVIS, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Arlene L. Addington
Notary Public for Oregon 6110
My Commission Expires: March 28, 1993.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day
of Jan. A.D., 19 91 at 3:36 o'clock PM., and duly recorded in Vol. M91,
of Deeds on Page 1268.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullendore