

#01036030 WARRANTY DEED

Vol.<u>mai Page</u> 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

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

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"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 prov

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

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

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 Karre

Matherine Elinor DAVIS

STATE OF OREGON, County of Klamath)ss.

January <u>/8</u>, 1991

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

their voluntary oct and deed. Before me: <u>A aplement</u> <u>Allengton</u> Notary Public for Oregony <u>BL</u> My Commission Expires March 28 1993.

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