



**Aspen**  
TITLE & ESCROW, INC.

# 02035964

WARRANTY DEED

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AFTER RECORDING RETURN TO:  
DAVID W. EBSEN.

743 California  
Klamath Falls, OR 97601

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

GLENN SMITH AND NEAL BUCHANAN, hereinafter called GRANTOR(S),  
convey(s) to DAVID W. EBSEN hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN...

"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 and Restrictions as shown on the  
recorded plat of Buena Vista Addition to the City of Klamath  
Falls.

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  
\$45,000.00.

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 12th day of February, 1991.

[Signature]  
GLENN SMITH

[Signature]  
NEAL G. BUCHANAN

STATE OF OREGON, County of Klamath)ss.

February 13, 1991

Personally appeared the above named GLENN SMITH and acknowledged  
the foregoing instrument to be his voluntary act and deed.

Before me, [Signature]  
Notary Public for Oregon

My Commission Expires: 7-23-93

STATE OF OREGON, County of Klamath)ss.

February 13, 1991

Personally appeared the above named NEAL BUCHANAN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me, [Signature]  
Notary Public for Oregon

My Commission Expires: 7-23-93

91 FEB 15 PM 2 09

DWE

Lot 7, LESS the East 10 feet, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ALSO a portion of land 5 feet by 170.6 feet off the Northerly side of Lot 8, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, being the area lying within the following described boundaries, to wit:

Beginning at the Northwesterly corner of Lot 8; thence Easterly along the Northern boundary line of Lot 8 a distance of 170.6 feet; thence Southerly a distance of 5 feet parallel to California Avenue; thence Westerly on a line parallel to the Northerly boundary line of said Lot 8 a distance of 170.6 feet to California Avenue; thence Northerly along California Avenue a distance of 5 feet to the point of beginning.

CODE 1 MAP 3809-32BB TL 3900  
CODE 1 MAP 3809-32BB TL 4000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 15 day  
of Feb A.D., 19 91 at 2:09 o'clock P M., and duly recorded in Vol. M91,  
of Deeds on Page 2861

FEE

Evelyn Biehn

County Clerk

By

Berntha A. Heloch

33.00