



WARRANTY DEED

AFTER RECORDING RETURN TO:
MICHAEL R. MARONEY
LAURA S. MARONEY

5316 Sturdivant
Klamath Falls, OR 97603

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

ROBIN B. MEHL AND CINDY MEHL, EACH AS TO AN UNDIVIDED 1/2
INTEREST hereinafter called GRANTOR(S), convey(s) to MICHAEL R.
MARONEY AND LAURA S. MARONEY, HUSBAND AND WIFE 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) Conditions,
Restrictions as shown on the recorded plat of Lamron Homes. 2)
Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Klamath Irrigation District. 3) Regulations, including levies,
liens, assessments, rights of way and easements of the South
Suburban Sanitary District, and as per Ordinance No. 29,
recorded May 24, 1983 in Book M-83 at page 8062 and as per
Ordinance No. 30, recorded May 30, 1986, in Book M-86 at page
9346 and as per Ordinance No. 31, recorded January 6, 1988 in
book M-88 at page 207, and as per Ordinance No. 32, recorded May
14, 1990 in Book M-90 at page 9131. 4) Declaration of
Conditions and Restriction, but omitting any restrictions based
on race, color, religion or national origin appearing of record:
Recorded: July 28, 1958 in Book 301 at page 380; and recorded
March 19, 1959 in Book 310 at page 638. 5) Easement including
the terms and provisions thereof: For: 15 foot drainage
easement along South Boundary of Lot 60; Granted to: Klamath
County and recorded on March 6, 1980 in Book M-80 at page 8377.
Said instrument was re-recorded: Date: June 6, 1980 in Book
M-80 at page 10328; 6) Mortgage, including the terms and
provisions thereof of secure the amount noted below and other
amounts secured thereunder, if any: Mortgagor: Thomas J. Reid
and Haroldine F. Reid; Mortgagee: State of Oregon, represented
and acting by the Director of Veterans' Affairs; dated on June
16, 1980 and recorded on June 16, 1980 in Book M-80 at page
11024. WHICH MORTGAGE THE GRANTEE HEREIN AGREES TO ASSUME AND
PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

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
\$56,000.00.

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 February, 1991.

Robin B. Mehl
ROBIN B. MEHL

Cindy Mehl
CINDY MEHL

3883

3884

BORTH B. MEHL

CINDA MEHL

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STATE OF Oregon, County of Polk) ss.

March 1, 1991

Personally appeared the above named ROBIN B. MEHL and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Georgette M. Johnson

Notary Public for OREGON

My Commission Expires: 7/3/92

STATE OF Washington, County of Yakima) ss.

Feb 22, 1991.

Personally appeared the above named Cindy J. Mehl and acknowledged the foregoing instrument to be his voluntary act and deed. *hee cg cjm*

Before me: Carol A. Jentz

Notary Public for: Yakima

My Commission Expires: 6-9-92

EXHIBIT "A"

Lot 60, LAMRON HOMES, in the County of Klamath, State of Oregon.

AND

A 15 foot strip of land situated in the S 1/2 SW 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 60, LAMRON HOMES SUBDIVISION; thence South 0 degrees 07' East a distance of 15 feet to the South line of Section 11; thence North 89 degrees 56' West along the South line of said Section 11, a distance of 85 feet; thence North 0 degrees 07' West a distance of 15 feet to the Southwest corner of said Lot 60; thence South 89 degrees 56' East along the South line of said Lot 60 a distance of 85 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-11DC IL 8500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day of March A.D., 19 91 at 3:34 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 3883.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mueller