



02036196

WARRANTY DEED

AFTER RECORDING RETURN TO:
LYNN J. EASTON

4318 Frieda
Klamath Falls, OR 97603

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

GARY D. LINDE AND CAROLE A. LINDE, HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to LYNN J. EASTON hereinafter
called GRANTEE(S), all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 1, Block 1, Tract 1246, BUDDEN'S BREAD AND BUTTER, in the
County of Klamath, State of Oregon.

CODE 41 MAP 3809-35CC TL 9100

"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 New Deal Tracts.
2) Conditions Restrictions as shown on the recorded plat of
Budden's Bread & Butter, Tract 1246. 3) Regulations, including
levies, assessments, water and irrigation rights and easements
fore ditches and canals, of Enterprise Irrigation District. 4)
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. 5)
Conditions and Restrictions in Deed: Recorded in: Book 162 at
page 330; As follows: "...excepting and reserving to the first
party, its successors and assigns, the right at any time to
construct, build, and erect ditches, telephone lines, telegraph
liens and electric power lines in and upon said premises, and to
keep and maintain the same, said right to be for the benefit of
the lands and premises adjoining the above described land." 6)
Trust Deed, including the terms and provisions thereof to
secure the amount noted below and other amounts secured
thereunder, if any: Grantor: Gary D. Linde and Carole A. Linde,
husband and wife; Trustee: Aspen Title & Escrow, inc.;
Beneficiary: Raymond Budden, dated November 17, 1989 and
recorded November 20, 1989 in Book M-89 at page 22455. WHICH
SAID TRUST DEED, 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
\$19,000.00.

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 6TH day of MARCH, 1991.

GARY D. LINDE

CAROLE A. LINDE

Continued on next page

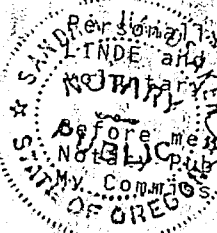
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STATE OF OREGON, County of KLAMATH)ss.

March 7, 1991.

Personally appeared the above named GARY D. LINDE AND CAROLE A. LINDE and acknowledged the foregoing instrument to be their joint and several act and deed.



Before me, Sandra Nandsaker
Notary Public for OREGON
My Commission Expires: 7-23-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co.
of March A.D., 19 91 at 10:49 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 4176
FEE \$33.00
By Evelyn Biehn County Clerk
Pauline Muelandere

THIS DEED WAS PREPARED BY THE SELLER AND SIGNED BY THE SELLER IN THE PRESENCE OF THE NOTARY PUBLIC. THE SELLER HAS BEEN ADVISED OF THE EFFECTS OF THIS DEED AND HAS AGREED TO SIGN IT. THE SELLER HAS BEEN ADVISED OF THE EFFECTS OF THIS DEED AND HAS AGREED TO SIGN IT. THE SELLER HAS BEEN ADVISED OF THE EFFECTS OF THIS DEED AND HAS AGREED TO SIGN IT.

WITNESSED BY ME, the Notary Public, on the day and date first above written, at the place first above written. My commission expires on the day and date first above written.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at the place first above written, on the day and date first above written.

WITNESSED BY ME, the Notary Public, on the day and date first above written, at the place first above written.

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