



26749

Aspen
TITLE & ESCROW, INC.D2036158
WARRANTY DEEDVol. m91 Page 4265AFTER RECORDING RETURN TO:
DAVID F. BOTENS
MARGIE A. BOTENS
6323 Redding ST.
KLAMATH FALLS, ORE 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERICHARD E. BOTENS AND EILEEN M. BOTENS, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to DAVID F. BOTENS AND
MARGIE A. BOTENS, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:Lots 29 and 30, ANKENY GARDEN TRACTS, in the County of Klamath,
State of Oregon.CODE 198 MAP 3909-24B0 TL 500
CODE 198 MAP 3909-24B0 TL 600"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 Ankeny Garden
Tracts. 2) Conditions and Restrictions in deed: Recorded:
October 17, 1952 in Book 257 at page 261. 3) Conditions and
Restrictions in deed: Recorded on October 17, 1952 in Book 257
at page 263. 4) Conditions and Restrictions in Deed: Recorded
on August 9, 1977 in Book M-77 at page 14364. 5) Regulations,
including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Klamath Irrigation
District. 6) Reservations as shown in deed from Malcolm G.
MacNevin, et us., to Clovin Chriss, et ux., dated October 29,
1942, recorded November 10, 1942 in Book 151 at page 115, Deed
Records of Klamath County, Oregon, substantially as follows:
"... the right to enter upon and construct irrigation ditches
and divert irrigation water through lands hereinbefore described
is hereby reserved also the right to construct and maintain
ditches and pipes for domestic water." 7) Trust Deed, including
the terms and provisions thereof to secure the amount noted
below and other amounts secured thereunder, if any: Grantor:
Richard E. Botens and Eileen M. Botens, husband and wife;
Trustee: William L. Sisemore; Beneficiary: Klamath First
Federal Savings and Loan Association of Klamath Falls, Oregon, a
Corporation; Dated August 8, 1977 and recorded on August 9,
1977 in Book M-77 at page 14365. Assignment of Deed of Trust:
To: Oregon Trail Savings and Loan, a corporation; Recorded June
30, 1981 in Book M-81 at page 11802. 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
\$70,000.00.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 1ST day of MARCH, 1991.

JSEC

Continued on next page

Richard E. Botens
RICHARD E. BOTENS

Eileen M. Botens
EILEEN M. BOTENS

STATE OF OREGON, County of KLAMATH)ss.

March 8, 1991

March 8, 1991
 personally appeared the above named RICHARD C. BOTENS AND EILEEN
 BOTENS and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me:
Notary Public for OREGON
My Commission Expires: —

9-20-93

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ day
Filed for record at request of Aspen Title co. the 11th day
of March A.D., 19 91 at 10:41 o'clock A M., and duly recorded in Vol. M91
of _____ Deeds on Page 4265.

County Clerk
Evelyn Biehn

on Page 4205
Evelyn Biehn - County Clerk
By Pauline Nielsen

FEE \$33.00

[illegible][illegible]

| | | | | | |
|------|-----|-----|-----------|---|-----|
| CODE | 100 | RVL | 3006-3400 | 0 | 800 |
| CODE | 100 | RVL | 3006-3400 | 0 | 800 |

6008-103-471
GIVEN BY GLENN
FORD ON AUG 30. VIKINGA CANNOT INVOLVE IN THE CONDUCT OF KITTEND

[illegible]

SYNOPSIS: 12-10-68
 12-10-68
 12-10-68

~~SECRET~~
~~7352 89000 21~~
 HUNTER V. BOICHS
 DAVID H. BOICHS
 FLICK RECORDING BELONG TO:

ВЕРБЕН

РУССКАЯ СЛОВА

4500