

26867

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

DAVID LAWRENCE JARVIS

hereinafter called grantor,  
convey(s) to MARK DOUGLAS GONZALES and MARIE FRANCES GONZALES, husband  
and wife \_\_\_\_\_ all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 11, YALTA GARDENS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2AB TL 6500

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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

SEE ATTACHED EXHIBIT "A"

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 \$ 48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030)

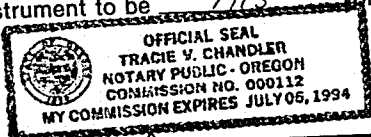
In construing this deed and where the context so requires, the singular includes the plural.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of March, 19 91.

*David Lawrence Jarvis*

STATE OF OREGON, County of Klamath, ss.

March 12, 19 91  
Personally appeared the above named DAVID LAWRENCE JARVIS

and acknowledged the foregoing instrument to be His voluntary act and deed.



Before me:

*Tracie V. Chandler*  
Notary Public for OREGON  
My Commission Expires: 7-6-94

David Lawrence Jarvis  
3725 Madison Ave  
Klamath Falls OR 97603  
GRANTOR'S NAME AND ADDRESS

Mark Douglas & Marie Frances Gonzales  
1773 W. Main St.  
Klamath Falls OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
240 Main St.  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ of as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

91 MAR 12 AM 9 13

EXHIBIT "A"

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Yalta Gardens.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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. Conditions and Restrictions in Deed:

Recorded: November 26, 1947

Book: 214

Page: 207

As follows: "...subject to easement for ditches and pipe lines for irrigation and domestic use, said easement to be as near as possible to property lines."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day  
of March A.D., 19 91 at 9:13 o'clock A M., and duly recorded in Vol. M91,  
of Deeds on Page 4465.

FEE \$33.00

Evelyn Biehn - County Clerk

By *Quilley M. Madsen*