



27102

# 02036224

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## WARRANTY DEED

AFTER RECORDING RETURN TO:  
STANLEY W. BISHOP

5990 Cloverlawn Dr.  
Grants Pass, OR 97527

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 STANLEY W. BISHOP hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

Lot 2, Block 1, Tract 1246, BUDDEN'S BREAD AND BUTTER, in the  
County of Klamath, State of Oregon.

CODE 41 MAP 3809-3500 TL 9200

"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 and Butter, Tract 1246. 3) Declaration of  
Conditions and Restrictions, but omitting any restrictions based  
on race, color, religion or national origin appearing or  
record: 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 lines 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." 4) Regulations  
including levies, assessments, water and irrigation rights and  
easements for ditches and canals, of Enterprise Irrigation  
District. 5) 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. 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;  
Trustee: Aspen Title & Escrow, Inc.; Beneficiary: Raymond  
Budden; dated October 26, 1989 and recorded on October 30, 1989  
in Book M-89 at page 20793. 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  
\$20,000.00.

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 MARCH, 1991.

GARY D. LINDE

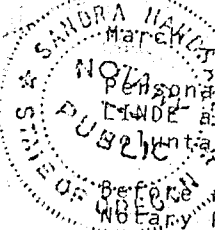
CAROLE A. LINDE

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STATE OF OREGON, County of KLAMATH)ss.



March 14, 1991

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

Before me: Sandra Handsaker  
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 3:25 o'clock P M., and duly recorded in Vol. 18th day  
of Deeds on Page 4879 M91

FEE \$33.00

Evelyn Biehn - County Clerk  
By Quinn Mulvaney

SALES

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