#01036340 WARRANTY DEED

Vol.<u>mg/</u> Page 6795

AFTER RECORDING RETURN TO: Mr. and Mrs. Max Patrick Revis 1030 Alfondales Klameth Falls, OR 97601

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TITLE &<sup>™</sup>ESCROW, INC.

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: Same as Above

KENNETH G. WILLIAMS and JANNA C. WILLIAMS, husband and wife hereinafter called GRANTOR(S), convey(s) to MAX PATRICK REVIS and PAMELA J. REVIS, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 24 of OLD ORCHARD MANOR TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-34CB, Tax Lot 4700.

"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." M.R., PG.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions and Restrictions as shown on the recorded plat of Old Orchard Manor. 3) Rules, regulations and statutory powers of Klamath Irrigation District. 4) Declaration of Conditions and Restrictions imposed by instrument recorded February 20, 1951 in Book 245, page 361. 5) Easement, including the terms and provisions thereof, recorded January 23, 1951 in Book 244 page 513 6) Trust Pood including Book 244, page 613. 6) Trust Deed, including the terms and provisions thereof, recorded May 10, 1978 in Book M-78, page 9529, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the Grantees herein agree to assume and pay according to the terms 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 \$32,243.88.

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 9th day of April, 1991.

Va A KENNETH G. WILLIAMS

Notary Public for Oregon My Commission Expires:

Before mc:

hilliams WILLIAMS

STATE OF OREGON, County of UNCOLN )ss.

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On this <u>10<sup>th</sup></u> day of April, personally appeared KENNETH G. WILLIAMS and JANNA C. WILLIAMS, and acknowledged the foregoing instrument to be their voluntary act and deed.

Host

my **GRANT R. HOSS** NOTARY PUBLIC - OREGON

My Commission Expires \_\_\_\_\_\_7

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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Filed for record at request of <u>Aspen Title</u> of <u>April</u> A.D., 19 <u>91</u> at <u>3:31</u>	o'clock P.M., and duly recorded in Vol 0491
of <u>Deeds</u> FEE \$33.00	on Page <u>6795</u> Evelyn Biehn, County Clerk By Pauline Musilinolase

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