



# 02036245

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## WARRANTY DEED

AFTER RECORDING RETURN TO:

CARY S. AREU  
NANCY G. HATFIELDP.O. Box 418Keno, OR 97627UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

PATRICK D. LIGGETT hereinafter called GRANTOR(S), convey(s) to  
CARY S. AREU AND NANCY G. HATFIELD, EACH AS TO AN UNDIVIDED 1/2  
INTEREST hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

Lot 8, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the  
County of Klamath, State of Oregon.

CODE 21 MAP 4008-5BB TL 2500 KEY NO. 622972

CA  
TA  
"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 Fifth Addition to  
Klamath River Acres. 2) Subject to rules and regulations of  
Fire Patrol District. 3) Any improvement located upon the  
insured property, which constitutes a mobile home as defined by  
Chapter 801, Oregon Revised Statutes, is subject to registration  
and taxation as therein provided and as provided by Chapter  
308, Oregon Revised Statutes. 4) Easement, including the terms  
and provisions thereof: For: Transmission and distribution of  
electricity; Granted to: California Oregon Power Company, a  
California Corporation; Recorded on August 10, 1933 in Book 101  
at page 331; Affects: Government Lots 4, 5, 6, Section 6,  
Township 40 South Range 8 EWM., power line adjacent to Easterly  
line of the Keno-Dorris Highway).

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  
\$25,000.00.

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 27th day of March, 1991.

Patrick D. Liggett  
PATRICK D. LIGGETT

STATE OF OREGON, County of KLAMATH)ss.

April 5, 1991

Personally appeared the above named PATRICK D. LIGGETT and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Sandra Sandsaker  
Notary Public for OREGON

Commission Expires:

7-23-93

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