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SDES 28903 ASDEN WARRANTY DEED TITLE & ESCROW, INC.

> AFTER RECORDING RETURN TO: RONALD W. GRIGSBY LISA A. GRIGSBY <u>3845 Bartlett</u> Klamath Faces, OR 97603

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UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

BONNIE J. MATNEY hereinafter called GRANTOR(S), convey(s) to RONALD W. GRIGSBY AND LISA A. GRIGSBY, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 20, Block 2, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-15AA TL 3900

"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) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2) Conditions, Restrictions as shown on the recorded plat of First Addition to Kelene Gardens. 3) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded in Book M-68 at page 3337. 4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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 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 M90 at page 9131. 6)

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 \$38,200.00.

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 30th day of April, 1991.

Bonnie gemaine BONNIE J. MATNEY

STATE OF OREGON, County of KLAMATH)ss.

May 1. 1991

Performanly appeared the above named BONNIE J. MATNEY and acknowledged the foregoing instrument to be her voluntary act "and deed

Betore mes Landra Stands. Notary Public for OREGON 7-33landsa My Commission Expires:



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STATE OF OREGON: COUNTY OF KLAMATH: 22

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A WILLIS WARRENT, the grant is leave the started this the this of the this just day of april, 1991;

NATION CONTRACTOR

STATE OF -OFFCOM, COUNTY OF KLANATH) SS.

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