



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
RONALD W. GRIGSBY
LISA A. GRIGSBY

3845 Bartlett
Klamath Falls, OR 97603

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 J. Matney
BONNIE J. MATNEY

STATE OF OREGON, County of KLAMATH)ss.

May 1, 1991

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

Before me, Sandra Handscher
Notary Public for OREGON
My Commission Expires: 7-23-93

91 MAY 2 AM 10 16

WARRANTY DEED

Aspen Title Co. INC.

ARTICLE RECORDS RETURN TO:
RONALD W. BERRY
LIBRARY BERRY

UNIT 11 CHARGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of May A.D., 19 91 at 10:16 o'clock A. M., and duly recorded in Vol. M91
of Deeds on Page 8159

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Muelandore

THIS INSTRUMENT WILL NOT AFFECT THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED 1022.1

and covenants 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 Klamath Gardens; (3)
Declaration of Conditions and Restrictions, but nothing but
restrictions based on race, color, religion or national origin
appearing of record; Recorded in Book H-68 at page 2337. (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 Klamath
Sanitary District, and as per Ordinance No. 19, recorded May 24,
1983 in Book M-83 at page 3002 at page 3010 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 2131. (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
\$38,500.00.

In consideration of 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 J. HATNEY
BONNIE J. HATNEY

STATE OF OREGON, County of KLAMATH: ss.

1991

Personally appeared the above named BONNIE J. HATNEY and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Notary Public for Oregon
My Commission Expires: 1992-03-23