

29007

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WARRANTY DEED

AFTER RECORDING RETURN TO:
 ARTHUR C. BADOREK
 JOAN E. BADOREK

2851 Bishop
Klamath Falls, OR 97603

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

JOAN E. BADOREK WHO ACQUIRED TITLE AS JOAN PIKE hereinafter
 called GRANTOR(S), convey(s) to ARTHUR C. BADOREK AND JOAN E.
 BADOREK, HUSBAND AND WIFE hereinafter called GRANTEE(S), all
 that real property situated in the County of KLAMATH, State of
 Oregon, described as:

Lot 30, NEW DEAL TRACTS, in the County of Klamath, State of
 Oregon.

CODE 41 MAP 3809-35CC TL 6600

"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) 1) 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. 2)
 Conditions, Restrictions as shown on the recorded plat of New
 Deal Tracts. 3) Declaration of Conditions and Restrictions, but
 omitting any restrictions based on race, color, religion or
 national origin appearing of record: Recorded on January 22,
 1941, in Book 172 at page 514, As follows: "...excepting and
 reserving to the first parties its heirs 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.

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 TO CLEAR
 TITLE.

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 3RD day of MAY, 1991.

Joan E. Badorek
 JOAN E. BADOREK WHO ACQUIRED TITLE
 AS JOAN PIKE

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STATE OF OREGON, County of KLAMATH ss.

May 3, 1991

JOAN E. BADOREK and
acknowledged the foregoing instrument to be HER voluntary act
and deed.

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. the 6th day
of May A.D., 19 91 at 9:19 o'clock AM., and duly recorded in Vol. M91
of Deeds on Page 8389
Evelyn Biehn County Clerk
By Pauline Mueland

FEE \$33.00

THE UNDERSIGNED, JOAN E. BADOREK, of the County of Klamath, State of Oregon, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk of said County.

WITNESSED my hand and the seal of my office this 3rd day of May, 1991, at Medford, Oregon.

JOAN E. BADOREK

JOAN E. BADOREK

JOAN E. BADOREK and JOAN E. BADOREK, of the County of Klamath, State of Oregon, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk of said County.

WITNESSED my hand and the seal of my office this 3rd day of May, 1991, at Medford, Oregon.

JOAN E. BADOREK

JOAN E. BADOREK

JOAN E. BADOREK and JOAN E. BADOREK, of the County of Klamath, State of Oregon, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the office of the County Clerk of said County.

WITNESSED my hand and the seal of my office this 3rd day of May, 1991, at Medford, Oregon.

JOAN E. BADOREK

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