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## #01036264 WARRANTY DEED

AFTER RECORDING RETURN TO: KURT A. MULLER and CARRIE MULLER 1630 Eldorado, Klamath Falls, OR. 97601

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

B. H. HAYS and MARGIE A. HAYS, husband and wife, hereinafter called GRANTOR(S), convey(s) to KURT A. MULLER and CARRIE MULLER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2 in Block 4 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29AA, Tax Lot 1500.

"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." ~ CM

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 Hillside Addition to the City of Klamath Falls. 3) Trust Deed, including the terms and provisions thereof, in favor of Olinda F. Goddard, recorded December 6, 1989 in Book M-89, page 23612, which Trust Deed the Grantees herein do not agree to assume and pay and Grantors hold Grantees harmless therefrom.,

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 \$85,000.00.

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 25th day of April, 1991.

Jano B. H. HAYS

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STATE OF OREGON, County of Klamath)ss.

On May 3, 1991, personally appeared the bove named B. H. HAYS and MARGIE A. HAYS and acknowledged the foregoing instrument to be their voluntary act and deed. 27 E ()

Harry charlotte Before me: Notary Public for Oregon My Commission Expires: March 22, 1993.

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