

32324

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02036175  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Robin K. Witt  
James W. Witt

4249 Clinton  
Klamath Falls, OR 97603

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

GEORGE A. SPRAGUE, SR. AND GEORGE A. SPRAGUE, JR., hereinafter  
called GRANTOR(S), convey(s) to ROBIN K. WITT AND JAMES W. WITT,  
wife and husband, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 3, Block 1, BUREKER PLACE, in the County of Klamath, State  
of Oregon.

CODE 41 MAP 3909-11CB 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) Conditions,  
Restrictions as shown on the recorded plat of Bureker Place. 2)  
Regulations, including levies, assessments, water and irrigation  
rights and easements for ditches and canals, of Klamath  
Irrigation District. 3) 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  
\$47,000.00.

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 17th day of July, 1991.

George A. Sprague, Sr.  
GEORGE A. SPRAGUE, SR.

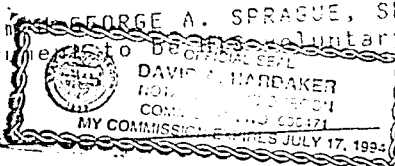
STATE OF OREGON, County of Clackamas ss.

July 19<sup>th</sup>, 1991

Personally appeared the above named GEORGE A. SPRAGUE, SR. and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: David A. Hardaker  
Notary Public for OREGON

My Commission Expires: July 17, 1994



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WARRANTY DEED  
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X George A. Sprague, Jr.  
GEORGE A. SPRAGUE, JR.

STATE OF CALIFORNIA, County of Los Angeles ss.

Personally appeared the above named GEORGE A. SPRAGUE, JR. and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Sharon Lee Mondrala  
Notary Public for Jet Propulsion Laboratory  
My Commission Expires: 12-25-93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day  
of July A.D., 19 91 at 10:11 o'clock A M., and duly recorded in Vol. M91  
of Deeds on Page 14375.

FEE \$33.00

Evelyn Biehn, County Clerk

By Danette Mullins