



32447

37021
WARRANTY DEED

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AFTER RECORDING RETURN TO:
ELLIS C. WILSON
LAURI J. WILSON

144 Peach St
Klamath Falls, OR 97601

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

MARCIA A. MAGNESS hereinafter called GRANTOR(S), convey(s) to
ELLIS C. WILSON AND LAURI J. WILSON, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 13, RIVER'S BEND, in the County of Klamath, State of Oregon.
CODE 118 MAP 3507-20CB TL 1600

"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) 1991-92 taxes, a
lien not yet payable, 2) Conditions, Restrictions as shown on
the recorded plat of River's Bend. 3) Regulations, including
levies, assessments, water and irrigation rights and easements
for ditches and canals of Modoc Point Irrigation District. 4)
Right, title or interest of the public, including governmental
bodies in and to that portion of said premises lying below the
ordinary high water line of the Williamson River and public
rights of fishing and recreation in and to the shoreline of said
river. 5) Easement, including the terms and provisions
thereof: For: Right of way for power lines; Granted to: The
California Oregon Power Company, recorded on August 19, 1960 in
Book 323 at page 438. 6) Mortgage, including the terms and
provisions thereof to secure the amount noted below and other
amounts secured thereunder, if any: Mortgagee: George A.
Pondella, Jr., Mortgagee: State of Oregon, represented and
acting by the Director of Veterans' Affairs, dated on April 2,
1981 and recorded on April 3, 1981 in Book 1481 at page 6120.
WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO
THE TERMS AND PROVISIONS CONTAINED THEREIN.

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
\$64,000.00.

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 24TH day of JULY 1991.

Marcia A. Magness

MARCIA A. MAGNESS

STATE OF OREGON, County of Klamath) ss.

Notary Public 1991.

Person(s) appeared the above named MARCIA A. MAGNESS and
acknowledged the foregoing instrument to be her voluntary act
and deed.

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Before me: India Hindsaker
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 26th day
of July A.D., 19 91 at 3:52 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 14653.

FEE \$33.00

Evelyn Biehn County Clerk

By India Hindsaker