



44073

02038295

Vol. 92 Page 8982**Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
MICHAEL W REILLY
4015 MARCURE LANE
EUGENE OR 97402

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

JOHN COGAR hereinafter called GRANTOR(S), convey(s) to MICHAEL W REILLY hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

Lots 1, 2, 3, 4 and 5, Block 29, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Lots 6 and 7, Block 29, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 3:

Lot 10, Block 37, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TL 6700
CODE 1 MAP 3809-32BA TL 6300
CODE 1 MAP 3809-32BA TL 6400
CODE 1 MAP 3809-32BA TL 10900

"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 covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent upon the land.

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 \$9,000.00.

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 21st day of April, 1992.

John Cogar
JOHN COGAR

STATE OF OREGON, County of KLAMATH)ss.

April 27, 1992

Personally appeared the above named JOHN COGAR and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Sandra Sanders
Notary Public for OREGON

My Commission Expires: 7/33/93

92 APR 27 PM 3 41

3328

14073

8983

WARRANTY DEED

NOT A RECORDING OFFICE
COUNTY OF KLAMATH
CLERK'S OFFICE

RECORDED IN BOOK 102 PAGE 102
FILED IN THE FOLLOWING OFFICE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of April A.D., 19 92 at 3:41 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 8982

Evelyn Biehn - County Clerk
By Carleen Mullendale

FEE \$35.00

THE COUNTY OF KLAMATH, STATE OF OREGON

Lot 6 and 1/2 Block 24, First Addition to the City of Klamath,
County of Klamath, State of Oregon.

Lot 12, Block 24, First Addition to Klamath Falls, in the County
of Klamath, State of Oregon.

1000	1	1000	1	1000	1
1000	1	1000	1	1000	1
1000	1	1000	1	1000	1
1000	1	1000	1	1000	1
1000	1	1000	1	1000	1

THE GRANTEE WILL NOT ALLOW USE OR THE PROPERTY HEREIN IN
ANY MANNER IN VIOLATION OF APPLICABLE LAW OR THE
CITY OF KLAMATH, OREGON, OR ANY OTHER CITY OR COUNTY
PLANNING DEPARTMENT TO WHICH THE PROPERTY CHANGING
APPLICABLE LAW.

AND THE GRANTEE HEREBY WARRANTS TO THE OWNER OF THE PROPERTY
HEREIN THAT ALL ENCUMBRANCES EXCEPT THOSE SPECIFICALLY
EXCEPTED BY THE GRANTEE, HAVE BEEN RELEASED BY THE GRANTEE
OR BY THE CITY OF KLAMATH, OREGON, OR ANY OTHER CITY OR COUNTY
PLANNING DEPARTMENT TO WHICH THE PROPERTY CHANGING
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THE GRANTEE HEREBY WARRANTS TO THE OWNER OF THE PROPERTY
HEREIN THAT THE GRANTEE HAS BEEN ADVISED BY THE GRANTEE
OF ALL ENCUMBRANCES EXCEPT THOSE SPECIFICALLY
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STATE OF OREGON, COUNTY OF KLAMATH

APRIL 27, 1992

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