

48558

1992 AUG 3 PM 10 45

Vol. m92 Page 1750802037747
WARRANTY DEED

AFTER RECORDING RETURN TO:
JERRY E. MAGNESS
MARCIA A. MAGNESS
911 Ponderosa Drive
Klamath Falls, Oregon 97601

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

DON K. HELWIG AND CYNTHIA A. HELWIG, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to JERRY E. MAGNESS AND
MARCIA A. MAGNESS, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

Lot 4, Block 6, Tract No. 1140, LYNEWOOD FIRST ADDITION, in the
City of Klamath Falls, in the County of Klamath, State of
Oregon.

CODE 1 MAP 3808-2500 TL 7100

"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
\$126,500.00.

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 4th day of August, 1992.

Don K. Helwig
DON K. HELWIG

Cynthia A. Helwig
CYNTHIA A. HELWIG

STATE OF OREGON, County of KLAMATH) ss.

August 4, 1992

Personally appeared the above named DON K. HELWIG AND CYNTHIA A.
HELWIG and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Jandra Handwerker
Notary Public for OREGON
My Commission Expires: 7/20/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Aug. A.D. 19 92 at 10:46 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 17508.

FEE \$30.00

Evelyn Biehn - County Clerk

By Pauline M. M. M. M.