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52929

**Aspen**  
TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

JOHN D. JUMP AND CHARLENE A. JUMP, hereinafter called grantor,  
convey(s) to JOHN E. MCALEAVEY AND ELIZABETH A. MCALEAVEY  
all that real property situated in the  
County of KLAMATH, State of Oregon, described as:

TRACT NO. 37 OF PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Subject, however, to the following:  
(1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.  
(2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.  
(3) Reservations as contained in deed recorded March 21, 1945 in Volume 176, page 380, Deed Records of Klamath County, Oregon, to wit:  
"Subject, however to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00 that such dwelling shall be finished in a workmanlike manner; shall be painted outside, and shall be set back at least 30 feet from property line on street."

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 except as noted of record as of the date of this deed, and those apparent upon the land if any, as of the date of this deed.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

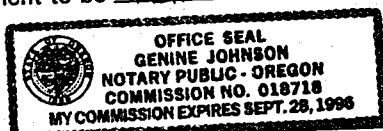
The true and actual consideration for this transfer is \$ 25,000.00. <sup>However, this actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)</sup>

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 26th day of October, 1992.

STATE OF OREGON, County of Klamath )ss.

October 26, 1992.

Personally appeared the above named John D. Jump and Charlene A. Jump and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Genine Johnson  
Notary Public for Oregon  
My Commission Expires: 9/28/96

John D. & Charlene A. Jump  
P.O. Box 2714  
Abner, Alaska 99603  
GRANTOR'S NAME AND ADDRESS

John E. & Elizabeth A. McAlavey  
15556 Esther St.  
Chino Hills, CA 91709  
GRANTEE'S NAME AND ADDRESS

After recording return to:

John E. & Elizabeth A. McAlavey  
15556 Esther St.  
Chino Hills, CA 91709  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

John E. & Elizabeth A. McAlavey  
15556 Esther St.  
Chino Hills, CA 91709  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Oct, 1992, at 10:26 o'clock A. M., and recorded in book/reel/volume No. M92 on page 25261 or as document/fee/file/instrument/microfilm No. 52929, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Debra J. Mullen Deputy

Fee \$30.00

FORM 685-2.5M