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WARRANTY DEEDVol. 1992 Page 28072

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM W. TINNISWOOD, JR. and SUSAN I. TINNISWOOD, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REX M. DeLAWYER and LINDA D. DeLAWYER, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3, Block 1, KELENE GARDENS, in the County of Klamath,  
State of Oregon.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed on Exhibit "A", and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$63,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of August, 1991.

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.

R.D. William W. Tinniswood, Jr.  
WILLIAM W. TINNISWOOD, JR.

Susan I. Tinniswood  
SUSAN I. TINNISWOOD

STATE OF OREGON            )  
                                  ) ss.  
COUNTY OF KLAMATH    )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 1991, by WILLIAM W. TINNISWOOD, JR. and SUSAN I. TINNISWOOD.

(SEAL)

Gold R. Cannon  
Notary Public for Oregon  
My Commission Expires 10/5/92



28073

GRANTOR'S NAME AND ADDRESS:

WILLIAM W., JR. & SUSAN I. TINNISWOOD  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON, )

COUNTY OF KLAMATH )

ss.

GRANTEE'S NAME AND ADDRESS:

REX M. and LINDA D. DeLAWYER  
\_\_\_\_\_  
\_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

AFTER RECORDING RETURN TO:

REX M. and LINDA D. DeLAWYER  
4033 Kelley Drive  
Klamath Falls, OR 97603

Name \_\_\_\_\_

Title \_\_\_\_\_

By \_\_\_\_\_

Deputy \_\_\_\_\_

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

REX M. and LINDA D. DeLAWYER  
4033 Kelley Drive  
Klamath Falls, OR 97603



28074

1. 1991-92 taxes, a lien not yet payable.

2. Conditions, Restrictions as shown on the recorded plat of Kelene Gardens.

3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: October 14, 1959  
Book: 316  
Page: 445

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

5. 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 as per Ordinance No. 33, recorded July 10, 1991 in Book M-91 at Page 13347.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day  
of Nov. A.D., 19 92 at 10:50 o'clock A.M., and duly recorded in Vol. M92,  
of Deeds on Page 28072.

Evelyn Biehn County Clerk

By Douglas M. Henderson

FEE \$40.00

EXHIBIT A