

ATE#01090632

68992

09-30-93P03:49 RCVD

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WARRANTY DEED

AFTER RECORDING RETURN TO:  
GEORGE C. ARNOLD  
P.O. Box 3962  
CENTRAL POINT, OR 97502

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

ROBERT D. AVELINE and JOANNE M. AVELINE, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to GEORGE C. ARNOLD,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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) Covenants, conditions, restrictions, reservations, rights,  
rights of way and easements of record, if any, and apparent  
upon the land.
- 2) Trust Deed, including the terms and provisions thereof,  
recorded June 30, 1989, in Book M-89, page 11934,  
Klamath County Mortgage Records, in favor of David W. Seutter  
and Marjorie J. Seutter, husband and wife, which Trust Deed  
the Grantee herein agrees to assume and pay according to  
the terms 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  
\$70,000.00.

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 28th day of September, 1993.

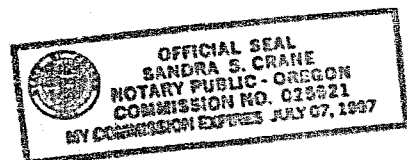
Robert D. Aveline  
ROBERT D. AVELINE

Joanne M. Aveline  
JOANNE M. AVELINE

STATE OF OREGON, County of Klamath)ss.

On Sept 30, 1, 1993, personally appeared the above  
named ROBERT D. AVELINE and JOANNE M. AVELINE and acknowledged  
the foregoing instrument to be their voluntary act and deed.

Before me: Sandra S. Crane  
Notary Public for Oregon July 7, 1997  
My Commission Expires: July 22, 1997



25395

## EXHIBIT "A"

## PARCEL 1:

Lots 4 and 5, Block 6, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated alley which inurred thereto by ordinance recorded July 24, 1981 in Book M-81 at Page 13232 and re-recorded August 11, 1981 in Book M-81 at Page 14193, Microfilm Records of Klamath County, Oregon.

CODE 1.1 MAP 3809-28CC TL 9800  
CODE 1.1 MAP 3809-28CC TL 9900

## PARCEL 2:

Lots 6 and 7, Block 6, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated alley which inurred thereto by ordinance recorded July 24, 1981 in Book M-81 at Page 13232 and re-recorded August 11, 1981 in Book M-81 at Page 14193, Microfilm Records of Klamath County, Oregon.

CODE 1.1 MAP 3809-28CC TL 10000

## PARCEL 3:

Lot 8, Block 6, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of vacated alley which inurred thereto by ordinance recorded July 24, 1981 in Book M-81 at Page 13232 and re-recorded August 11, 1981 in Book M-81 at Page 14193, Microfilm Records of Klamath County, Oregon.

CODE 1.1 MAP 3809-28CC TL 10100

*P.D.*  
*gita*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Anpen Title co the 30th day  
of Sept. A.D., 19 93 at 3:49 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 25394.  
Evelyn Biehn County Clerk  
By Candace Mulholland

FEE \$35.00