

74253



WARRANTY DEED

Vol 194 Page 954

#01040959

AFTER RECORDING RETURN TO:

LOUISE CAROL WILLIAMS  
1607 CRESCENT AVENUE  
KLAMATH FALLS, OR 97601

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

RICHARD A. RASMUSSEN and DONNA L. RASMUSSEN, husband and wife  
hereinafter called GRANTOR(S), convey(s) to LOUISE CAROL  
WILLIAMS hereinafter called GRANTEE(S), all that real property  
situated in the County of Klamath, State of Oregon, described  
as:

All that portion of Lots 7 and 8, Block 19, HOT SPRINGS ADDITION  
TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath,  
State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 7 at the  
corner of Crescent Avenue and Manzanita Street; thence Easterly  
along the North line of Manzanita Street 75 feet; thence  
Northerly at right angles to Manzanita Street 75 feet to a  
point; thence Westerly and parallel with Manzanita Street to the  
East line of Crescent Avenue; thence Southerly along the East  
line of Crescent Avenue, to the point of beginning.

CODE 1 MAP 3809-29AD TL 9100

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

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 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  
\$60,000.00.

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 \_\_\_\_\_ day of January 1994.

*Richard A. Rasmussen*  
RICHARD A. RASMUSSEN

*Donna L. Rasmussen*  
DONNA L. RASMUSSEN

STATE OF IDAHO, County of Idaho ) ss.

On this 1st day of January, 1994,

Personally appeared the above named RICHARD A. RASMUSSEN and  
DONNA L. RASMUSSEN and acknowledged the foregoing instrument to  
be their voluntary act and deed.

Before me, *Carol Cooper*  
Notary Public for Idaho  
My Commission Expires: 11-14-94

Aspen Title & Escrow, Inc.

Aspen

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of Jan. A.D., 19 94 at 3:21 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 954

FEE \$35.00

Evelyn Biehn, County Clerk  
By Charles M. Mullen

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