

AFTER RECORDING RETURN TO:
SUSAN KAY JATUM
5419 Amlex
Klamath Falls, OR 97603

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

WAYNE I. KINNAN and DIANE J. KINNAN, hereinafter called
GRANTOR(S), convey(s) to SUSAN KAY JATUM, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

The South 132 feet of Lot 20 and the North 77 feet of Lot 21,
ALAMONT SMALL FARMS, in the County of Klamath, State of Oregon.

CODE 24 MAP 3909-15BD II 1600
CODE 24 MAP 3909-15CA II 200

"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) 1990 91 taxes, a
lien. 2) Regulations, including levies, liens and utility
assessments of the City of Klamath Falls. 3) Conditions,
Restrictions as shown on the recorded plat of Alamont Small
Farms. 4) Rules, Regulations and Statutory Powers of Klamath
Irrigation District. 5) Any improvement located upon the
insured property, which constitutes a mobile home as defined by
Chapter 801, Oregon Revised Statutes, is subject to registration
and taxation as therein provided and as provided by Chapter
308, Oregon Revised Statutes. 6) Reservation of easement,
dated December 5, 1930, recorded March 19, 1936 in Book 100 of
Page 108, Deed Records, by Clay McDonald for constructing
irrigation ditches. 7) Reservation of easement, dated August 21,
1937, recorded October 28, 1943 in Book 159 of Page 374, Deed
Records, by H. E. Ellis et al., for construction of irrigation
ditches. 8) Easement recorded July 12, 1957 in Book 293 of page
91. 9) Mortgage recorded February 6, 1991 in Book 88 of page
1856, in favor of State of Oregon, represented by the Director
of Veterans Affairs, which mortgage the grantor herein agrees
to assume and pay according to the terms 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
\$51,500.00.

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 24th day of October 1990.

Wayne T. Kinnan
WAYNE T. KINNAN

Diane J. Kinnan
DIANE J. KINNAN

STATE OF OREGON, County of Klamath)ss.

October 25, 1990

Personally appeared the above named WAYNE I. KINNAN and DIANE J.
KINNAN and acknowledged the foregoing instrument to be their
act and deed.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title
of April A.D. 19 94 at 1:33 o'clock P M., and duly recorded in Vol. M94
of Co. Lien Docket on Page 13126

FEE \$10.00

Evelyn Biehn

County Clerk

By

Annette Mueller

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