



2582 Vol. 1339 Page 13323
#05033492
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAY E. GOULD
LADONNA L. GOULD
4611 Sturdivant
Klamath Falls, Or. 97603

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

BERT LEE FERRELL AND C. BETH FERRELL, Husband and Wife
hereinafter called GRANTOR(S), convey(s) to JAY E. GOULD and
LADONNA L. GOULD, Husband and Wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

lot 23, Block 5, Tract #1025, WINCHESTER, in the County of
Klamath, State of Oregon.

CODE 41 MAP 3909-11CD TL 9700 KEY #555633

"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) Conditions,
Restrictions as shown on the recorded plat of Winchester. 2)
Declaration of Conditions and restrictions recorded September 9,
1971 in Book M-71 Page 9617. 3) Regulations, including levies,
assessments, water and irrigation rights and easements for
ditches and canals, of Klamath Irrigation District. 4)
Regulations, including levies, liens, assessments, rights of way
and easements of the South Suburban Sanitary District.

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
\$37,500.00.

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 17th day of July 1989.

Bert Lee Ferrell
BERT LEE FERRELL ATTORNEY IN FACT

C. Beth Ferrell
C. BETH FERRELL ATTORNEY IN FACT

STATE OF OREGON, County of MULTNOMAH) ss.
Date: July 23, 1989
Notary Public for Multnomah County, State of Oregon
My Commission Expires: 12-8-91
Personally appeared the above named BERT LEE FERRELL AND C. BETH
FERRELL and acknowledged the foregoing instrument to be their
voluntary act and deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of April A.D., 19 94 at 1:45 o'clock P M., and duly recorded in Vol. M94
of County Lien Docket on Page 13327.

FEE \$10.00

Evelyn Biehn County Clerk

By Annette Mueller