02-13-95A11:35 RCVD

Volmes Page 3052

WARRANTY DEED

ASPEN TITLE #05042701

AFTER RECORDING RETURN TO: GERRIN P. DE GROOT 4225 FREIDA KLAMATH FALLS, OREGON 97601

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

AARON R. DE GROOT and GERRIT A. DE GROOT hereinafter called GRANTOR(S), convey(s) to GERRIN P. DE GROOT hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 15.14 feet off the Easterly side of Lot 6 and the Westerly 22.4 feet off the Westerly side of Lot 7, Block 8, ORIGINAL TOWN OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of High Street, distant 15.14 feet Southwesterly from the corner common to Lots 6 and 7 of said Block 8; thence Northeasterly along the Southerly line of High Street 37.54 feet; thence Southeasterly and at right angles to High Street 120 feet; thence Southwesterly and parallel with High Street 37.54 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning.

CODE 1MAP 3809-32AC TAX LOT 8700

"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, contracts and/or liens for irrigation and/or drainage AND Trust Deed, including the terms and provisions thereof, recorded October 28, 1992 in Book M-92, Page 25359, in favor of South Valley State Bank, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein, AND, real property taxes, both delinquent and current, plus all accruing interest thereon, which taxes the Grantees herein agree to assume and pay:

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 \$21,291.45.

In construing this deed and where the context so requires, the singular includes the plural. We have a context so requires, the

IN WITNESS WHEREOF, the grantor has executed this instrument this: 6th day of February 1995.

AARONSR. DE GROOT

GERRIT A. DE GROOT

STATE OF OREGON

))ss. 3.00

STATE OF DREGOM

WARRANTY DEED PAGEN 26 DE ENDE

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140 MY COMMISSION EXPIRES DEC. 19. 1996

County: ofgKlamathastam)2 (8882) IN WITHESS WHIREOT, File REGISTER.

The foregoing instrument was acknowledged before me this 9th day of February; 1995; by Aaron R. DeGroot and Gerrit A. DeGroot.

Jes.

Beforemme: Division Signature Notary Public for Oregon 51.291.45. Oregon 🤝 12-19-96 My Commission Expires: end will servent and defend

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STATE OF OREGON: COUNTY OF KLAMATH:

Filed	for record	at reques	t of	5 5	Aspen	Title	Со			the _	13th		_ day
of		Feb	A.D.	. 19 95	at	11:35	o'clock	<u>A</u> M.	, and du	ly recorded	in Vol	M95	
-			of		Dee	ds		on Page	3052				
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KLAMAIH FALLS, DREGOR 97001 \$\$72 \$85564 866616 \$7 86 88891 AF IER PECORDING RETURN TO:

ASPEN FILLE BOSONZZOL

THIE & ESCROW INC

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