



**Aspen**  
TITLE & ESCROW, INC.

02-13-95A11:35 RCVD

Volume 95 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.

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

AARON R. DE GROOT

GERRIT A. DE GROOT

STATE OF OREGON

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)ss.

3052

Continued on next page

