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Aspen
TITLE & ESCROW, INC.

96 APR 15 AM 1:39

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STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 01044429

Filed for record at request of:

AFTER RECORDING RETURN TO:
Mr. and Mrs. William A. Down

2130 Arthur St
Klamath Falls, OR 97603

Aspen Title & Escrow
on this 15th day of April A.D., 19 96
at 11:39 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 10410
Bernetha G Letsch, County Clerk
By Cheryl Shaeffer
Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVE

SUZANNE L. DOWN, hereinafter called GRANTOR(S), convey(s) to
WILLIAM A. DOWN and SUZANNE L. DOWN, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot E, Subdivision of ENTERPRISE TRACT NO. 24, in the County of
Klamath, State of Oregon. EXCEPTING THEREFROM the Northerly 60
feet and the Westerly 150 feet of the Southerly 85.44 feet, more
or less.

Code 41, Map 3909-3BD, Tax Lot 1600

THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY TO WILLIAM A. DOWN
AND SUZANNE L. DOWN, HUSBAND AND WIFE THE ENTIRE INTEREST OF
SUZANNE L. DOWN WHICH IS ONE-HALF INTEREST IN THE TOTAL
OWNERSHIP OF THE PROPERTY LEGALLY DESCRIBED HEREINABOVE.

"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 \$Love
and Affection.

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 11th day of April, 1996.

Suzanne L. Down
SUZANNE L. DOWN

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 11th
day of April, 1996, by SUZANNE L. DOWN.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

