

45970

ASPEN M-28467

WARRANTY DEED (INDIVIDUAL)

85 FEB 15 P3:38

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MICHAEL B. CRIDER and NANCY J. CRIDER, husband and wife

MICHAEL D. WARREN

, hereinafter called grantor, convey(s) to

of Klamath

, State of Oregon, described as:

all that real property situated in the County

Lot 6, Block 2, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 those set out in Exhibit "A" attached hereto

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 \$ 36,397.55

Dated this 15th day of February, 19 85

Michael B. Crider
Michael B. Crider

Nancy J. Crider
Nancy J. Crider

STATE OF OREGON, County of Klamath

) ss.

On this 15th day of February, 19 85, MICHAEL B. CRIDER and NANCY J. CRIDER, husband and wife personally appeared the above named instrument to be their voluntary act and deed.

Before me:

W. Darlene T. Addington
Notary Public for Oregon

My commission expires: 3-22-85

The poller amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Michael B. Crider
Nancy J. Crider

TO

Michael D. Warren

After Recording Return to: Taxes:

Michael D. Warren
9718 Howard Lane
Klamath Falls, OR

STATE OF OREGON,

County of

) ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

EXHIBIT "A"

Crider to Warren

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Klamath River Acres.
2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$32,400.00
 - Dated : May 23, 1978
 - Recorded : May 26, 1978 Book: M-78 Page: 11249
 - Trustor : Michael B. Crider and Nancy J. Crider, husband and wife
 - Trustee : William Sisemore
 - Beneficiary : Klamath First Federal Savings and Loan Association, a corporation

Beneficiary's interest in the above described Trust Deed was assigned by instrument:

Recorded : June 30, 1981 Book: M-81 Page: 11802
 To : Oregon Trail Savings & Loan Association

WHICH, said Trust Deed, the Grantee herein agrees to assume and to pay according to the terms and provisions contained therein.

3. Trust Deed and Assignment of Rents, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$6,748.51
 - Dated : July 30, 1982
 - Recorded : August 2, 1982 Book: M-82 Page: 9880
 - Trustor : Michael B. Crider and Nancy J. Crider
 - Trustee : Transamerica Title Company
 - Beneficiary : Transamerica Financial Services
- WHICH, said Trust Deed, the Grantor herein hereby holds the Grantee herein harmless therefrom, and shall continue to be responsible for payment

MDW.

MDA

MC

STATE OF OREGON,
 County of Klamath)
 Filed for record at request of

on this 15th day of February A.D. 19 85
 at 3:38 o'clock P M, and duly
 recorded in Vol. M85 of Deeds
 Page 2376

EVELYN BIEHN, County Clerk

By J. Am. J. D. Deputy

Fee 9.00