

46884

ASPEN M-28573

WARRANTY DEED (INDIVIDUAL) Vol. 185 Page 3892

LARRY E. DURELL and ALICE DURELL, husband and wife

DONALD H. COLVIN and GLENDA S. COLVIN, husband and wife

hereinafter called grantor, convey(s) to
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 8, Block 38, FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
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 contained in Exhibit "A"

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 \$ 22,000.00 *

Dated this 13th day of March, 19 85.

Alice M. Durell B.Y. *Larry E. Durell Atty in fact*
Larry E. Durell
Alice Durell

STATE OF OREGON, County of Klamath) ss.

On this 15th day of March, 19 85 personally appeared the above named
Larry E. Durell and Alice Durell and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me,

W. Darlene V. Addington
Notary Public for Oregon

My commission expires: 3-22-85

- * The dollar 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)

Larry E. Durell

Alice Durell

TO

Donald H. Colvin

Glenda S. Colvin

After Recording Return to: *Y. Tahes'*
Donald H. Colvin
Glenda S. Colvin

P. O. Box 382

Bieber, CA.

STATE OF OREGON,) ss.

County of _____)

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.

By _____ Title _____
Deputy _____

EXHIBIT "A"

Durell to Colvin

SUBJECT TO:

1. City liens, if any, of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any,

Grantor	: Larry E. Durell and Alice Durell, husband and wife
Trustee	: Aspen Title & Escrow, Inc.
Beneficiary	: Marieta J. O'Neal
Dated	: September 25, 1984
Recorded	: October 4, 1984
Book	: M-84
Page	: 17113
Amount	: \$19,000.00

 WHICH, said Trust Deed, The Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
3. Unpaid Taxes for 1984-1985

Amount	: \$702.58
Plus Interest	
Map	: 3809-32BA
TL	: 14800
Key No.	: 411058

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath

} ss.

On this the 15th day of March, 19 85 personally appeared
LARRY E. DURELL
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
ALICE DURELL
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Barlene L. Addington
 (Signature)

My Commission Expires: March 22, 1985

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 15th day of March A.D., 19 85 at 10:38 o'clock A M, and duly recorded in Vol M85, of Deeds on page 3892.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: Ram Smith, Deputy