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ATC 85145

WARRANTY DEED

DAWORTH GROUP, INC., an Oregon corporation, hereinafter referred to as "Grantor", conveys and warrants unto MANUEL A. FERNANDEZ and JULIA K. FERNANDEZ, husband and wife, all that real property situated in Klamath County, State of Oregon and described as:

Lot 13, Block 6, BLEY-WAS HEIGHTS FIRST ADDITION, in the County of Klamath, State of Oregon.

Grantor covenants that it is the owner of the above-described property free of all encumbrances except:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 13, 1974, in Book M-74, Page 7311, and recorded July 18, 1974, in Book M-74, Page 8744, and amended October 11, 1978, in Book M-78, Page 22681, Klamath County Records.
2. An easement, including the terms and provisions thereof, dated October 9, 1974, recorded October 14, 1974, in Book M-74, Page 13390, Klamath County Records, for public utility purposes.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Bley-Was Heights and First Addition to Bley-Was Heights.

The true and actual consideration for this transfer is \$6,000.00.

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.

This Deed is signed by authority of the Board of Directors of Grantor this 23 day of May, 1985.

DAWORTH GROUP, INC.

By

SAM B. DAVIS, President

WARRANTY DEED
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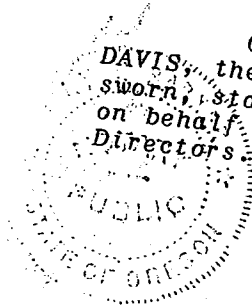
LAW OFFICES OF
DAVIS, AINSWORTH, PINNOCK, DAVIS & GILSTRAP, P.C.
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(503) 482-3111

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STATE OF OREGON)
COUNTY OF JACKSON) §

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On the 23 day of May, 1985, personally appeared SAM B. DAVIS, the President of Grantor corporation, who first being sworn, stated that this Deed was voluntarily signed and sealed on behalf of said corporation by authority of its Board of Directors. Before me:



Mary F. Barker
Notary Public for Oregon
My Commission Expires: 7/27/86

Mail Tax Statements to:

Manuel and Julia Fernandez
P.O. Box 588
Bly, OR 97622

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

Ret. ATC

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record ..
this 12th day of June A.D. 19 85 at 3:40 o'clock P M., and
duly recorded in Vol. 1805 of Deeds on Page 8836
By Evelyn Biehn County Clerk

WARRANTY DEED
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Fee: \$9.00

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