

51775

ATC-29012 S

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M85 Page 12330

BILL L. BLEW and CAROL L. BLEW, husband and wife

, hereinafter called grantor,  
convey(s) to STERN SKEEN and BETTY SKEEN, husband and wifeall that real property situated in the  
County of Klamath, State of Oregon, described as:

All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the iron pipe on the North boundary of the Southwest quarter of the Northwest quarter of said Section 5, from which the iron pipe marking the Northwest corner of said Southwest quarter of Northwest quarter bears West a distance of 819.56 feet; thence East along said North boundary of the Southwest quarter of Northwest quarter, a distance of 140.0 feet to the iron pin marking the Northwest corner of that parcel conveyed by Deed Volume 317 at page 390, Klamath County Deed Records; thence South 396.0 feet to an iron pipe; thence West 140.0 feet; thence North 396.0 feet, more or less to the point of beginning.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

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 AS SET FORTH ABOVE

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 \$ 96,000.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (indicate which)\* (Delete between symbols; if not applicable. See ORS 93.030)

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 5<sup>TH</sup> day of August, 19 85.

Bill L. Blew  
Carol L. Blew

STATE OF OREGON, County of Klamath )ss.

August 5, 19 85.

Personally appeared the above named Bill L. Blew and Carol L. Blew and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Susan P. Erickson  
Notary Public for State of Oregon  
My Commission Expires: 6-21-88

Bill L. and Carol L. Blew

GRANTOR'S NAME AND ADDRESS

Stern and Betty Skeen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stern and Betty Skeen

2420 Lindley Way  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Stern and Betty Skeen

2420 Lindley Way  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of August, 19 85, at 3:46 o'clock P.M., and recorded in book/reel/volume No. M85 on page 12330 or as document/fee/file/Instrument/microfilm No. 51775, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

FORM 685-25M

\*85 AUG 5 PM 3 46