

52182

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

ARDEN R. SHUTTS

convey(s) to CATHY O. GIL, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 14, Block 19, HOT SPRINGS 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
SEE ATTACHED 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 \$ 19,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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 16th day of August, 19 85.

Arden R. Shutts

STATE OF OREGON, County of Klamath)ss.

August 16, 19 85.

Personally appeared the above named Arden R. Shutts

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan A. Reed
Notary Public for Oregon
My Commission Expires: 8-21-88

Arden R. Shutts
2318 Home Street
Klamath Falls, OR
GRANTOR'S NAME AND ADDRESS

Cathy O. Gil
1661 Manzanita Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Cathy O. Gil
1661 Manzanita Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Cathy O. Gil
1661 Manzanita Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____
Deputy

95 AUG 16 PM 2 33

EXHIBIT "A"

12977

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments 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 : Arden R. Shutts
Trustee : William M. Ganong
Beneficiary : J. Claude Bowden
Dated : February 26, 1985
Recorded : March 1, 1985
Book : M-85
Page : 3123
Amount : \$7,500.00

Re-recorded to correct loan amount:
Amount : \$8,000.00

Recorded : March 25, 1985
Book : M-85
Page : 4313,

which Trust Deed Grantee herein does not assume nor agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 85 at 2:33 o'clock P M., and duly recorded in Vol. M85,
of Deeds on Page 12976,
FEE \$9.00

Evelyn Biehn,
By _____ County Clerk