

52184

ATC-B-29085



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 12981

ROLLA T. CALLAGHAN and KRISTI K. CALLAGHAN, husband and wife
 convey(s) to FRANK E. MANCEAU and DOROTHY C. MANCEAU, husband and wife
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 14, VALLEY VIEW, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.

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
 As set forth hereinabove

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 \$57,500.00. 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, 1985.

Rolla T. Callaghan
Kristi K. Callaghan

STATE OF OREGON, County of Klamath)ss.

On this 16th day of August, 1985.

Personally appeared the above named Rolla T. Callaghan and Kristi K. Callaghan and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. [Signature]
 Notary Public for Oregon
 My Commission Expires: 6-25-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Frank E. Manceau
3218 Patterson Street
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Frank E. Manceau
3218 Patterson Street
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Oregon

I certify that the within instrument was received for record on the 16th day of August, 19 85, at 2:33 o'clock P.M., and recorded in book/reel/volume No. M85 on page 12981 or as document/fee/file/instrument/microfilm No. 52184, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
 By [Signature] Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee: \$5.00

FORM 685-2.5M

1985 AUG 16 PM 2 33