

52535

ATC-528688

Vol. 1485 Page 13592

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

MARK L. FLURY and RHONDA L. FLURY, husband and wife convey(s) to WILLIAM E. TRUSHELL and MARTHA G. TRUSHELL, husband and wife County of Klamath, State of Oregon, described as: all that real property situated in the

The South half of Lot 12, Block 7, PLEASANT VIEW TRACTS, 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 \$ 32,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030)

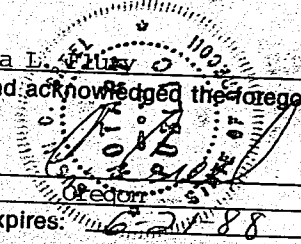
In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of August 19 85.

Handwritten signatures of Mark L. Flury and Rhonda L. Flury.

STATE OF OREGON, County of Klamath) ss. On this the 23rd day of August, 19 85.

Personally appeared the above named Mark L. Flury and Rhonda L. Flury and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Susan [Signature] Notary Public for Oregon My Commission Expires: 6-27-88



Mark L. and Rhonda L. Flury GRANTOR'S NAME AND ADDRESS

William E. & Martha G. Trushell GRANTEE'S NAME AND ADDRESS

After recording return to: William E. & Martha G. Trushell 1759 Summers Lane Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: William E. & Martha G. Trushell 1759 Summers Lane Klamath Falls, OR 97603

STATE OF OREGON, County of ss.

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.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

By NAME TITLE Deputy

85 AUG 26 PM 4 05

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 easement 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.
4. Reservations and restrictions as shown in Deed from C. C. Lewis and Caroline W. Lewis, husband and wife to Otis R. Anderson and Eva D. Anderson, husband and wife, dated May 2, 1938, recorded October 4, 1938 in Book 124 at page 581, Deed Records.
5. Trust Deed, including the terms and provisions thereof given to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Judith M. Thomas
 Trustee : Transamerica Title Insurance Company
 Beneficiary : First National Bank of Oregon
 Dated : June 17, 1980
 Recorded : June 18, 1980
 Book : M-80
 Page : 11186
 Amount : \$33,500.00

The above Trust Deed was assigned by instrument

To : Housing Division, Department of Commerce, State of Oregon
 Recorded : June 18, 1980
 Book : M-80
 Page : 11190,

which Trust Deed Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 26th day
 of August A.D., 19 85 at 4:05 o'clock P. M., and duly recorded in Vol. M85
 of _____ Deeds on Page 13592

FEE \$9.00

Evelyn Biehn, County Clerk
 By Pam Smith