

52795

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

Vol. M85 Page 14055
m 29114
29115

MERLIN O. FORD and ESTHER FORD, husband and wife

convey(s) to ALBERT E. SHELLEY

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

Lots 5 and 6, Block 10, CHELSEA ADDITION TO KLAMATH FALLS, in the County of Klamath
State of Oregon.

SEP 25 AM 8 30

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
SAEE 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 \$ 54,436.28. 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 30th day of August, 19 85.

Merlin O. Ford
Esther F. Ford

STATE OF OREGON, County of Klamath

)ss.

On this the 30th day of August, 19 85.

Personally appeared the above named Merlin O. Ford and Esther Ford

instrument to be their voluntary act and deed.

and acknowledged the foregoing

Before me:

W. Darlene J. Addington
Notary Public for Oregon

My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Albert E. Shelley
323 Cole Avenue S
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SUBJECT TO:

EXHIBIT "A"

14056

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions and restrictions as shown on the recorded plat of Chelsea Addition.
3. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 - Mortgagor : Merlin O. Ford and Esther Ford, as tenants by the entirety
 - Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
 - Dated : October 13, 1977
 - Recorded : October 14, 1977
 - Book : M-77
 - Page : 19660
 - Amount : \$32,350.00,which Mortgage Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September _____ A.D., 19 85 at 8:30 o'clock A M., and duly recorded in Vol. 4th day
of _____ Deeds on Page 14055 M85

FEE \$9.00

By Evelyn Biehn County Clerk

Pam Smith