

52942

M24182  
Aspen

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14337

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

WILFRED F. SHULMIRE and NEATA M. SHULMIRE, husband and wife

convey(s) to HOWARD E. HOWELL and PATRICIA ANN HOWELL, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

The Easterly 66 feet of the Westerly 136 feet of Lots 1 and 2, Block 5, ALTAMONT ACRES, in the County of Klamath, State of Oregon. LESS and EXCEPTING the North 5 feet thereof, conveyed to Klamath County, a municipal organization.

## SUBJECT TO:

1. Conditions and restrictions as shown on the recorded plat of Altamont Acres.
2. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and South Suburban Sanitary District.
3. Reservations contained in Deed from A. L. Wishard and Erma M. Wishard, husband and wife to Georgia Sloan, recorded in Book 432 at page 67, Deed Records.

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 \$ 35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of September, 19 85.Wilfred F. Shulmire  
Neata M. ShulmireSTATE OF OREGON, County of Klamath  
On this 5th day of September, 19 85.

Personally appeared the above named Wilfred F. Shulmire and Neata F. Shulmire

Instrument to be voluntary act and deed. and acknowledged the foregoing

Before me: *Carol Antus*  
Notary Public for Oregon  
My Commission Expires: 7-30-88

Wilfred F. &amp; Neata M. Shulmire

## GRANTOR'S NAME AND ADDRESS

Howard E. and Patricia Ann Howell

## GRANTEE'S NAME AND ADDRESS

Howard E. and Patricia Ann Howell

3414 Hilgard  
Klamath Falls, OR 97603

NAME ADDRESS ZIP

Howard E. and Patricia Ann Howell

3414 Hilgard  
Klamath Falls, OR 97603

NAME ADDRESS ZIP

## STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of September, 19 85, at 4:06 o'clock P. M., and recorded in book/reel/volume No. M85 on page 14337 or as document/fee/file/Instrument/microfilm No. 52942, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Deputy

Fee: \$5.00