

53559

M-29215

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

Vol. M85 Page 15298

ANGUS C. JOPLIN

convey(s) to MALCOLM RUBIN and CARMELLA RUBIN, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

ma Lots 7,8,9,10, 11 and 12, Block 45, LAKEVIEW ADDITION TO THE  
CITY OF KLAMATH FALLS, EXCEPT the West 10 feet, 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. Conditions, restrictions as shown on the recorded plat of Lakeview Addition.
3. Right of way Deed, including the terms and provisions thereof  
For : Use as a County Road  
Granted to: Klamath County  
Recorded : August 20, 1951  
Book : 96 Page: 45

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 set out 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 \$ 100,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which by dots 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 18 day of September, 19 85.

Angus C. Joplin  
Angus C. Joplin

STATE OF OREGON, County of Klamath  
On this 18<sup>th</sup> day of September, 19 85 ss.

Personally appeared the above named Angus C. Joplin  
instrument to be his

voluntary act and deed.

and acknowledged the foregoing

Before me:

Darlene L. Addington  
Notary Public for Oregon

My Commission Expires: 3-22-89

Angus C. Joplin

GRANTOR'S NAME AND ADDRESS

Malcolm Rubin

Carmella Rubin

GRANTEE'S NAME AND ADDRESS

Malcolm & Carmella Rubin

2451 Biehn St.

City, 97601

NAME, ADDRESS, ZIP

After recording return to:

Malcolm & Carmella Rubin

2451 Biehn St.

City, 97601

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19<sup>th</sup> day of September, 19 85, at 10:56 o'clock A.M., and recorded in book/reel/volume No. M85 on page 15298 or as document/fee/file/Instrument/microfilm No. 53559, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Barbara Smith Deputy

Fee: \$5.00