

54502

M-29273

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

Vol. M85 Page 16914

WAYNE C. CHURCH and MARY A. CHURCH, husband and wife
convey(s) to JOHN W. ALLUMS and JAN E. ALLUMS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 4, Block 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, 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 Hot Springs Addition.
3. Conditions and Restrictions in Deed:
Recorded : March 8, 1913
Book : 38
Page : 577

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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 \$43,000.00.
~~Indicate which of the following is the consideration for this transfer. If more than one is correct, check all that apply. If none is correct, check the box for "Other".~~
Indicate which of the following is the consideration for this transfer. If more than one is correct, check all that apply. If none is correct, check the box for "Other".
IN WITNESS WHEREOF, the grantor has executed this instrument this 2 day of October, 19 85.

NEVADA
STATE OF OREGON, County of Clark
On this 4th day of October, 19 85.
Personally appeared the above named Wayne C. Church and Mary A. Church, husband and wife
instrument to be their voluntary act and deed.



S. M. ALLEN
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 11, 1988

Before me: S. M. Allen
Notary Public for Nevada
My Commission Expires: 2-11-86

Wayne C. Church
Mary A. Church

GRANTOR'S NAME AND ADDRESS

John W. Allums
Jan E. Allums

GRANTEE'S NAME AND ADDRESS

John W. & Jan E. Allums
522 Pacific Terrace
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

After recording return to:

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

John W. Allums & Jan E. Allums
522 Pacific Terrace
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of October, 19 85, at 3:42 o'clock P. M., and recorded in book/reel/volume No. M85 on page 16914 or as document/file/instrument/microfilm No. 54502, 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