

55164

ATC-8-29227

Vol. M85 Page 18078

S-29227

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JUDY I. BANGSBO, an estate in fee simple

convey(s) to GEORGIA L. BROWN, hereinafter called grantor,County of Klamath, State of Oregon, described as:

All of Lot 45 and the Westerly 8 feet of Lot 44 and all of Lot 58 and the Westerly 8 feet of Lot 59, ROSELAWN, a Subdivision of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, TOGETHER WITH the vacated alley lying between said Lots and the E $\frac{1}{2}$ of vacated alley lying adjacent to the herein described property as vacated by Ordinance recorded December 10, 1958 in Book 307 at page 405, Deed Records.

"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 in Exhibit "A" attached hereto

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 \$39,000.00. ~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED BY THE GRANTOR TO THE GRANTEE, WHICH IS DESCRIBED IN THE INSTRUMENT.~~ ~~Indicate which to (Delete between symbols) that is applicable. See ORS 63.030.~~

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 November, 19 85.

Judy I. Bangsbo
Judy I. Bangsbo

STATE OF OREGON, County of Klamath ss.

On this 6TH day of November, 19 85.

Personally appeared the above named Judy I. Bangsbo

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Susan

Notary Public for Oregon
My Commission Expires 6-27-88

Judy I. Bangsbo

GRANTOR'S NAME AND ADDRESS

Georgia L. Brown

GRANTEE'S NAME AND ADDRESS

After recording return to:

Georgia L. Brown
640 Roselawn
Klamath Falls Oregon 97601
NAME, ADDRESS, ZIP

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

Georgia L. Brown
640 Roselawn
Klamath Falls Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

25 NOV 6 AM 10 58

EXHIBIT "A"

18079

1. Conditions, restrictions, as shown on the recorded plat of Roselawn, a Subdivision, of Block 70. Buena Vista Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. An easement created by instrument, including the terms and provisions thereof

Dated	:	April 7, 1927
Recorded	:	April 18, 1927
Book	:	75
Page	:	399
In favor of	:	The California Oregon Power Company
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	:	Boye Bangsbo and Judy I. Bangsbo, husband and wife
Trustee	:	Transamerica Title Insurance Company
Beneficiary	:	Equitable Savings and Loan Association, a corporation
Dated	:	December 6, 1978
Recorded	:	December 15, 1978
Book	:	M-78
Page	:	28084
Amount	:	\$32,850.00

WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of November A.D. 19 85 at 10:58 o'clock A.M., and duly recorded in Vol. M85
 of _____ Deeds on Page 18078

FEE \$9.00

Evelyn Biehn, County Clerk
 By [Signature]