

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RUSSELL L. EDEN, JR. and RUBY F. EDEN, husband and wife

convey(s) to BLANCHE OLIVA, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 10, Block 4, SECOND ADDITION TO MOYINA, in the County of
Klamath, State of Oregon.

"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 \$ 60,000.00. However, the actual consideration for this transfer is the property of value given of promise which is the whole consideration and the whole consideration is the property of value given of promise which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of November, 19 85.

Ruby F. Eden
RUBY F. EDEN

Russell L. Eden Jr. by Ruby F. Eden
Russell L. Eden, Jr., by his attorney
in fact, RUBY F. EDEN

STATE OF OREGON, County of Klamath) ss.
November 19, 19 85.

Personally appeared the above named Ruby F. Eden

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

Before me:

Debra L. [Signature]
Notary Public for OREGON

My Commission Expires: 3-27-87

Russell L. Eden, Jr.
Ruby F. Eden

GRANTOR'S NAME AND ADDRESS

Blanche Oliva

GRANTEE'S NAME AND ADDRESS

After recording return to:

Blanche Oliva
6732 Amber Way
City

NAME, ADDRESS, ZIP

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

As Above

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

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

18812

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easement of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Moyina.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : Alan L. Cain and Darlene F. Cain, Husband and wife
Trustee : William Ganong, Jr.
Beneficiary : First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation
Dated : June 7, 1973
Recorded : June 11, 1973
Book : M-73
Page : 7201
Amount : \$28,000.00
WHICH, SAID Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

FORM No. 159--ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 19th day of November, 1985 personally appeared
RUBY F. EDEN

who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for
RUSSELL L. EDEN, JR. and
that s/he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

H. Darlene P. Addington

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 3-22-89

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 19th day
of November A.D., 1985 at 3:27 o'clock P M., and duly recorded in Vol. N85
of _____ Deeds on Page 18811

Evelyn Biehn, County Clerk
By Pam Smith

FEE \$9.00