

55673

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

Vol. M85 Page 18971

ESTHER DOKKEN

convey(s) to RICHARD W. WOOD *R. W. Wood*, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 12, FAIRVIEW ADDITION #2, in 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 Fairview Addition #2.

"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 AS SET FORTH HEREINABOVE

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of~~ 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 22nd day of November, 19 85.

Esther Dokken

STATE OF OREGON, County of Klamath ss.On this the 22nd day of November, 19 85.Personally appeared the above named Esther DokkenInstrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 6-21-88

Esther Dokken

GRANTOR'S NAME AND ADDRESS

Richard W. Wood

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard W. Wood

1719 Lincoln Avenue
Alameda, Calif. 94501

NAME, ADDRESS, ZIP

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

Richard W. Wood

1719 Lincoln Avenue
Alameda, Calif. 94501

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of November, 19 85, at 3:14 o'clock P. M., and recorded in book/reel/volume No. M85 on page 18971 or as document/fee/file/Instrument/microfilm No. 55673, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *P. Smith* Deputy

Fee: \$5.00

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