

55787

Aspen

TITLE & ESCROW, INC. 1985 Page 19405
WARRANTY DEED (INDIVIDUAL)

RICHARD HERRERA

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

Lot 19, LANDIS PARK, 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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page: 8062.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.

"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 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 \$ 11,000.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of NOVEMBER, 1985.

X Richard Herrera

STATE OF OREGON, County of Multnomah)ss.

11 / 19, 1985.
 Personally appeared the above named Richard Herrera and acknowledged the foregoing

Instrument to be his voluntary act and deed.

Before me: November 19, 1985 RM
 Notary Public for Oregon
 My Commission Expires: 10/15/89



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. + Mrs. Antonio Perez
3541 Altamont
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

Mr. + Mrs. Antonio Perez
3541 Altamont
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of November, 1985, at 11:28 o'clock A. M., and recorded in book/reel/volume No. M85 on page 19405 or as document/fee/file/ instrument/microfilm No. 55787, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By Pam Smith Deputy

Fee: \$5.00

FORM 685-2.5M