

55854

ATC-8-29425
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 1485 Page 19499

TIM WAGENBLAST

convey(s) to FLYING A ENTERPRISES, INC.

County of Klamath

, State of Oregon, described as:

all that real property situated in the

The South 80 feet of Lot 578, Block 115, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

NOV 27 AM 11 48 '85

"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 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 \$ 6,228.88. 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) and the whole consideration. 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 26th day of November, 19 85.

Tim Wagenblast

STATE OF OREGON, County of Klamath

On this the 26th day of November, 19 85)ss.

Personally appeared the above named Tim Wagenblast instrument to be his voluntary act and deed.

and acknowledged the foregoing

Before me: Susan A. [Signature]
Notary Public for Oregon
My Commission Expires 6-27-88

Tim Wagenblast

GRANTOR'S NAME AND ADDRESS

Flying A Enterprises, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Flying A Enterprises, Inc.
5132 Gatewood Drive
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP
Flying A Enterprises, Inc.
5132 Gatewood Drive
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock _____ M., and recorded in book _____ volume No. _____ or as document/fee/filer/Instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____
NAME
Deputy

EXHIBIT "A"

19500

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Mills Addition.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : Tim Wagenblast
Trustee : Transamerica Title Insurance Company
Beneficiary : Bernice M. Gilcrist
Dated : March 30, 1982
Recorded : April 1, 1982
Book : M-82
Page : 4094
Amount : \$9,200.00,
which Grantees herein hereby assume and agree to pay.

4. Unpaid taxes for 1985-86:
Amount : \$257.03, plus interest
Account No. : 1-3809-33AC-18000
Key No. : 480820

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D. 19 85 at 11:48 o'clock A M., and duly recorded in Vol. M85 day
of _____ Deeds on Page 19499

FEE \$9.00

Evelyn Biehn
By _____

County Clerk

Pam Smith