

56496

#M-29478
AspenTITLE & ESCROW, INC. Vol. M85 Page 20484
WARRANTY DEED (INDIVIDUAL)EDMOND MAHAN and ELEANOR A. MAHAN, husband and wife
convey(s) to GENE J. NEIER and RUTH C. NEIER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lots 1 and 2, Block 9, BUENA VISTA ADDITION TO 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Buena Vista Addition.
3. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any, Edmond Mahan and Eleanor A. Mahan, Mortgagor, Klamath First Federal Savings and Loan Association, Mortgagee, recorded May 3, 1978 in Book M-78 at page 8833, amount of \$79,700.00.

"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
See above

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 \$ 116,800.00. "However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} 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 16th day of December, 19 85.

STATE OF OREGON, County of Klamath, ss.December 16, 19 85.Personally appeared the above named Eleanor A. MahanInstrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Wardene P. Haddington
Notary Public for Oregon
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Gene J. Neier
1427 Tamera Drive
City, 97603
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Gene J. Neier
1427 Tamera Drive
City, 97603
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/roll/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.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____

Deputy

20484

Aspen

20485

WARRANTY DEED (INDIVIDUAL)

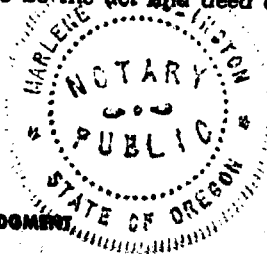
Notary Public for Oregon
My Commission Expires March 22, 1989

STATE OF OREGON,

County of Klamath

ss.

On this the 16th day of December, 1985 personally appeared Eleanor A. Mahan who, being duly sworn (or affirmed), did say that She is the attorney in fact for Edmond MAHAN that he executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me
Harlene P. Addington
Notary Public for Oregon
My Commission expires March 22, 1989

ATTORNEY IN FACT ACKNOWLEDGMENT
Form No. 0-13
(Previous Form No. Form 159)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day of December A.D., 19 85 at 11:51 o'clock A. M., and duly recorded in Vol. M85 of _____ Deeds on Page 20484

FEE \$9.00

Evelyn Biehn, County Clerk
By _____

Notary Public for Oregon
My Commission Expires _____

Record of Deeds of said county
Witness my hand and seal of County
Notary Public for Oregon
My Commission Expires _____

Notary