

57064



Aspen

29416

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TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

RENO A. MARCHESE and JESSIE L. MARCHESE, husband and wife  
convey(s) to VALBORG L. BRAZ, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 15, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the  
South 15 feet of said lot.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Buena Vista Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by Instrument, including the terms thereof, recorded August 23, 1956 in Miscellaneous Book 12 and recorded September 10, 1956 in Miscellaneous Book 12.

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 \$ 40,500.00. "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 7 day of January, 1986.

Reno A. Marchese  
Jessie L. Marchese  
SS.

STATE OF OREGON, County of Klamath

January

7, 19 86

Personally appeared the above named

Reno A. Marchese and Jessi L. Marchese

Instrument to be their

voluntary act and deed.

and acknowledged the foregoing

Before me:

Darlene J. Tucker  
Notary Public for Oregon

My Commission Expires: 6-16-88

Marchese

GRANTOR'S NAME AND ADDRESS

Braz

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal  
540 Main St  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Use a change in registered all tax statements shall be sent to the following address.

Braz  
540 Main St  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath SS.

I certify that the within instrument was received for record on the 7th day of January, 19 86, at 3:39 o'clock P.M., and recorded in book/reel/volume No. 186 on page 440 or as document/teatfile/instrument/microfilm No. 57254, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00