

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

CLAUDIA J. GALLUP

_____, hereinafter called grantor,
convey(s) to GINA L. BOOK and JOHN R. LEHTO, not as tenants in common, but with
full rights of survivorship _____ all that real property situated in the
County of Klamath _____, State of Oregon, described as:

Lot 11, Block 1, BEL-AIRE GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Subject to building restrictions as shown on the Plat and in the Dedication of Bel-Aire Gardens.
4. Conditions and restrictions contained in instrument recorded in Deed Volume 346 at page 441, Records of Klamath County.

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 \$ 40,000.00. "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 83.030)

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 6th day of January 19 86.

Claudia J. Gallup

STATE OF OREGON, County of Klamath)ss.

On this the 6th day of January 19 86.

Personally appeared the above named Claudia J. Gallup and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Susan J. Smith
Notary Public for Oregon
My Commission Expires 6-21-88

Claudia J. Gallup

GRANTOR'S NAME AND ADDRESS

Gina L. Book & John R. Lehto

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gina L. Book & John R. Lehto
5538 Bel Aire Drive
Klamath Falls Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Gina L. Book & John R. Lehto
5538 Bel Aire Drive
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 8th day of January 19 86, at 3:43 o'clock P. M., and recorded in book/real/volume No. 136 on page 431 or as document/file/instrument/microfilm No. 57092. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Sylvan Mehn, County Clerk
NAME TITLE
By Tom Smith Deputy

Fee: \$5.00

FORM 085-2.5M

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