

57161

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**Aspen** 29525  
**TITLE & ESCROW, INC.**  
**WARRANTY DEED (INDIVIDUAL)**

WILLIAM RAJNUS and BESSIE RAJNUS, husband and wife

convey(s) to CHARLES D. WHITTEMORE and BONNIE J. WHITTEMORE, husband and wife, hereinafter called grantor,  
 County of Klamath State of Oregon, described as: all that real property situated in the

Lot 16, Resubdivision of Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, ALSO Beginning at the Northeast corner of Lot 16, of RE-subdivision Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, and running thence East along the North line of Lot 15 of Re-subdivision Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, a distance of 10 feet; thence South and parallel with the East line of said Lot 16 a distance of 92 feet; thence West a distance of 10 feet to the Southeast corner of Lot 16 aforesaid; thence North 92 feet to the point of beginning, being a portion of Lot 15, Re-subdivision, Block 23, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

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 Regulations, including levies, liens and utility assessments of the City of Klamath Falls and Conditions, restrictions as shown on the recorded plat of 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 consideration (Indicate which)" (Delete between symbols if not applicable. See ORS 93.030) part of the  
 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 9 day of January, 19 86.

Industrial Addition.

William Rajnus  
Bessie Rajnus

STATE OF OREGON, County of Klamath )ss.  
 January 9, 19 86

Personally appeared the above named William Rajnus and Bessie Rajnus

Instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me: Sardene J. Tucker  
 Notary Public for Oregon  
 My Commission Expires: 6-16-88

Rajnus

GRANTOR'S NAME AND ADDRESS

Whittemore

GRANTEE'S NAME AND ADDRESS

Klamath First Federal

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Whittemore

c/c Klamath First Federal

540 Main Street, Klamath Falls, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of January, 19 86, at 1:45 o'clock P. M., and recorded in book/reel/volume No. 196 on page 112 or as document/reel/file/instrument/microfilm No. 57161, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Barbara Smith Deputy

Fee: \$5.00