

ATC-8-29474

57189

Aspen
TITLE & ESCROW, INC. Vol. 186 Page 661
WARRANTY DEED (INDIVIDUAL)

TIM G. WAGENBLAST

Dw. M. convey(s) to DANNY W. MITCHEL, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

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 Attached Exhibit "A"

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 \$12,803.77. 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 10th day of January, 19 86.

Tim G. Wagenblast

STATE OF OREGON, County of Klamath)ss.

On this 10th day of January, 19 86.

Personally appeared the above named Tim G. Wagenblast

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My Commission Expires: 6-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Danny W. Mitchel
3621 1/2 Diamond Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Send a change to requested all tax statements shall be sent to the following address:
Danny W. Mitchel
3621 1/2 Diamond Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ of as document/fel/fil/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"

662

A parcel of land situated in Lots 19 and 20, Block 4, LENOX ADDITION, in the County of Klamath, State of Oregon, more particularly described is follows:

Beginning at the Southwest corner of said Lot 20; thence North 01° 10' East on the East line of Diamond Street; 56.00 feet; thence South 88° 44' 59" East, 63.50 feet; thence South 01° 10' West 12.10 feet; thence South 88° 44' 59" East, 45.50 feet; thence South 01° 10' West 42.90 feet to a point on the South line of said Lot 20; thence North 88° 44' 59" West on said South line 109.00 feet to the point of beginning.

Subject to:

1. Conditions, restrictions as shown on the recorded plat of Lenox Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Trust Deed, including the and provisions thereof, recorded December 16, 1983 in Book M-83 at page: 21477 in favor of Charles D. Whittemore and Bonnie J. Whittemore, husband and wife, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.
4. Taxes for the years 1984-'85 and 1985-'86, which the grantees herein assume and agree to pay according to the terms contained therein.
5. City Liens of the City of Klamath Falls for sewer entered December 21, 1983, which the grantees herein do not assume and agree to pay. Charles D. Whittemore and Bonnie J. Whittemore, husband and wife agree to hold the grantee herein harmless. Whittemore's agree to pay said lien to the City of Klamath Falls.

Charles D. Whittemore
1-9-86

STATE OF OREGON COUNTY OF KLAMATH: ss

Filed for record at request of _____ the _____ day
of January A.D. 19 86 at 11:52 o'clock A M. and duly recorded in Vol. 496
of _____ Deeds on Page 551
FEE \$9.00 Evelyn Biehm, County Clerk
By *Pat Smith*