

57130

ATC-8-29464



TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 663

DAVID M. LEE and LYNNE A. MELTESEN

convey(s) to ROBERT L. GEORGE and BARBARA M. GEORGE, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 6, Block 7, FAIRVIEW ADDITION #2 TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of 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 DEPART
MENT 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 PLAN-
NING 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 \$ 34,500.00. However, the actual con-
sideration 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 2nd day of January,
19 86.

STATE OF NORTH DAKOTA County of Burleigh
On this the 8th day of January, 19 86.

Personally appeared the above named David M. Lee and Lynne A. Meltesen
Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Debra J. Evans
Notary Public for STATE OF NORTH DAKOTA
My Commission Expires SEPT 11, 1991

David M. Lee & Lynne A. Meltesen

GRANTOR'S NAME AND ADDRESS

Robert L. & Barbara M. George

GRANTEE'S NAME AND ADDRESS

Robert L. George & Barbara M. George
1502 Pleasant Avenue
Klamath Falls, Oregon 97601

Robert L. & Barbara M. George
1502 Pleasant Avenue
Klamath Falls, Oregon 97601

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 _____ or as document/film/
instrument/microfilm No. _____.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

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SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

all
~~2. Runnel easement, recorded October 30, 1908 in Deed Book 25 at page 185.~~

3. Conditions, restrictions as shown on the recorded plat of Fairview Addition No. 2.

4. Contract, recorded October 1, 1981 in Book M-81 at page 17425, which Grantees herein do not assume nor agree to pay.

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of _____ the _____ day
of January A.D. 19 96 at 11:52 o'clock A M. and duly recorded in Vol. 496
of Deeds on Page 663

FEE \$9.00

Evelyn Biehn, County Clerk
By Ram Smith