

57385

EO AYC-29506

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# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

JAY R. HINKEL and ERIKA L. HINKEL, husband and wife

convey(s) to HUNG CHANH TRAN and SUEZAN M. TRAN, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 4 Block 6, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following: BEGINNING AT the Northwest corner of Lot 4 in Block 6; thence South 0°20' East along the West line of Lot 4, 71 feet; thence South 89°40' East 146 feet; thence North 0°20' West, 71 feet to the North line of said Lot 4; thence North 89°40' West 146 feet to the point of beginning.

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 OF RECORD AND THOSE APPARENT ON THE LAND

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 \$ 36,520.29. 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 17<sup>th</sup> day of January, 19 86.

*Jay R. Hinkel*  
*Erika L. Hinkel*

STATE OF OREGON, County of Klamath )ss.On the 17<sup>th</sup> day of January, 19 86.Personally appeared the above named Jay R. Hinkel and Erika L. HinkelInstrument to be their voluntary act and deed. and acknowledges the foregoing

Before me:

Notary Public for OregonMy Commission Expires 6-21-87

Jay R. &amp; Erika L. Hinkel

GRANTOR'S NAME AND ADDRESS

Hung Chanh &amp; Suezan M. Tran

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hung Chanh &amp; Suezan M. Tran

3117 Bisbee

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Hung Chanh &amp; Suezan M. Tran

3117 Bisbee

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 20<sup>th</sup> day of January, 19 86, at 10:57 o'clock A. M., and recorded in book/reel/volume No. 186 on page 963 or as document/fee/file/Instrument/microfilm No. 57385, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith

Deputy

Fee: \$5.00

FORM 685-2.834

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