

59228

W-29612

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

Vol. M86 Page 4348

CHARLES A. GARRETT, hereinafter called grantor,
conveys to LEONARD P. ALLEN and BETTY J. ALLEN, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 7, Block 57, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Lakeview Addition.

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 covenants that grantor is the owner of the above described property free of all encumbrances except those set out above

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 \$ 54,900.00.
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 12 day of March, 1986.

10 JWS.

Charles A. Garrett
Charles A. Garrett

STATE OF OREGON, County of Klamath,)ss.
On this 12 day of March, 1986.

Personally appeared the above named CHARLES A. GARRETT and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: James V. Aldington
Notary Public for Oregon
My Commission Expires: 3-22-89

Charles A. Garrett
GRANTOR'S NAME AND ADDRESS
Leonard P. Allen
Betty J. Allen
GRANTEES NAME AND ADDRESS
Leonard P. and Betty J. Allen
214 S. 1st Street
Klamath Falls, OR 97603
NAME ADDRESS BP
print a change in recorded address and be sent to the Klamath Falls address.

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,)ss.

County of Klamath
I certify that the within instrument was received for record on the 14th day of March, 1986, at 3:46 o'clock P. M., and recorded in book/reel/volume No. M86 on page 4348 or as document/fee/file/Instrument/microfilm No. 59228.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Jan Smith Deputy

Fee: \$10.00

FORM 685-2.5M