

59230



Aspen

TITLE & ESCROW, INC.

Vol. M86 Page 4354

N-29642

T-1-722445

WARRANTY DEED (INDIVIDUAL)

LEONARD P. ALLEN and BETTY J. ALLEN, husband and wife
 convey(s) to CHARLES A. GARRETT, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 SET OUT IN 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 \$ 33,500.00 ~~however the actual consideration is \$33,500.00~~
~~and the grantor hereby warrants that the above consideration is the true and actual consideration for this transfer~~
~~(Indicate by check mark whether the above consideration is the true and actual consideration for this transfer or is a loan or advance of money to the grantee. If a loan or advance of money, the instrument is voidable as to the grantee.)~~

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, 19 86.

Leonard P. Allen
 Leonard P. Allen

Betty J. Allen
 Betty J. Allen

STATE OF OREGON, County of Klamath)ss.

On this 14th day of March, 19 86.

Personally appeared the above named Leonard P. Allen and Betty J. Allen, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 3-22-89

Leonard P. Allen

Betty J. Allen

GRANTOR'S NAME AND ADDRESS

Charles A. Garrett

GRANTEE'S NAME AND ADDRESS

Charles A. Garrett

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

4355

A portion of Lots 1 and 2, Block 31, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 31 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence running Northeastly along the Southeastly line of LeRoy Street a distance of 50 feet to a point; thence Southeastly at right angles to said Southeastly line of LeRoy Street a distance of 75 feet to a point; thence Southwestly parallel to LeRoy Street a distance of 50 feet to a point; thence Northwestly parallel to Eldorado Ave., a distance of 75 feet to the point of beginning.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of March A.D. 19 86 at 3:46 o'clock: P M., and duly recorded in Vol. M86,
of _____ on Page 4354.
By Evelyn Biehn, County Clerk [Signature]

FEE \$14.00