

# W. Spence

## TITLE & ESCROW, INC.

### WARRANTY DEED (INDIVIDUAL)

STEVEN R. WALTERS and MARGARET WALTERS, husband and wife

convey to CHARLES A. GARRETT and AGNIS M. GARRETT, <sup>SRW</sup> hereinafter called grantor, husband and wife

County of Klamath, State of Oregon, described as:

Lot 8, Block 62, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject to:

1. Conditions, restrictions as shown on the recorded plat of Buena Vista Addition.
2. Regulations, including levies, liens and utility assessment of the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof, recorded April 30, 1979 in Book M-79 at page: 9750 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

"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 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 the 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 \$ 31,000.00 \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~part~~ 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 18<sup>th</sup> day of March 1986

Steven R. Walters

Margaret Walters

STATE OF OREGON, County of Klamath ss.

On this 18<sup>th</sup> day of March, 19 86.

Personally appeared the above named Steven R. Walters and Margaret Walters

and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Rusan

Notary Public for Oregon

My Commission Expires: March 2, 1988

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19<sup>th</sup> day of March, 19 86.

at 3:40 o'clock P M., and recorded in book/reel/volume No. M86 on page 4581 or as document/fee/file/instrument/microfilm No. 59345

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Stehn, County Clerk

By Ram Smith Deputy

Fee: \$10.00