

59696



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M86

Page

5237

#M29713

LAWRENCE W. ARTHUR and JUDITH G. ARTHUR, husband and wife

county(s) to NAVY H. SMITH

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

Lot 5, Block 52, 801' STRIPS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Trust Deed in favor of State of Oregon, by and through the Director of Veterans' Affairs, recorded June 7, 1984 in Book M-84 at page 9579, which Grantee herein hereby assumes and agrees to pay.

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 those as set forth herein above 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 \$ 71,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) set off the

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 20th day of March, 19 86.

Lawrence W. Arthur
Judith G. Arthur
ss.

ARIZONA
STATE OF OREGON, County of Cochise
On this the 20th day of March, 19 86.

Personally appeared the above named Lawrence W. Arthur and Judith G. Arthur and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: John E. Miller
Notary Public for Arizona
My Commission Expires April 28, 1988

Lawrence W. & Judith G. Arthur

GRANTOR'S NAME AND ADDRESS

NAVY H. SMITH

GRANTEE'S NAME AND ADDRESS

NAVY H. SMITH

1202 N. 1st St.

Tulsa, OK 74103

NAVY H. SMITH

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NAVY H. SMITH

1202 N. 1st St.

Tulsa, OK 74103

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of March, 19 86, at 4:09 o'clock P. M., and recorded in book/reel/volume No. M86 on page 5237 or as document/fee/file/Instrument/microfilm No. 59696, 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: \$10.00