


Aspen
 TITLE & ESCROW, INC.
Vol. M86 Page 6053

60117

WARRANTY DEED (INDIVIDUAL)

MARGARET H. SPULLER, hereinafter called grantor,
 convey(s) to ROBERT L. WALTERS all that real property situated in the
 County of Klamath, State of Oregon, described as:
 Lot 46, Block 22, Tract #1113, OREGON SHORES - UNIT #2, in the
 County of Klamath, State of Oregon.

"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 INTEREST IN 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 COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY, AND MATTERS' APPEARING OF RECORD.

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 \$1,400.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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.

19 86.

Margaret H. Spuller

STATE OF OREGON, County of Klamath)ss.

On this 10th day of April, 19 86.

Personally appeared the above named Margaret H. Spuller and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Cecile Johnson
 Notary Public for Oregon
 My Commission Expires: 1-15-90

Margaret H. Spuller

GRANTOR'S NAME AND ADDRESS

Robert L. Walters

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Walters

#14 Grace Terrace

Pasadena, CA 91105

NAME, ADDRESS, ZIP

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

Robert L. Walters

#14 Grace Terrace

Pasadena, CA 91105

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of April, 19 86, at 9:20 o'clock A. M., and recorded in book/reel/volume No. M86 on page 6053 or as document/fee/file/instrument/microfilm No. 60117, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Pam Smith

Deputy

Fee: \$10.00

APR 11 AM 9 20