

62088
M-29930 EO

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

Vol. M86 Page 9539

NORMA R. BUKOSKY

convey(s) to A. C. REEDER and DOROTHY I. REEDER, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

A portion of Lot 412 and the East 20.0 feet of Lot 413, Block 101, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the N.E. Corner of Lot 412, Block 101 of Mills Addition to the City of Klamath Falls, Oregon, being the corner of Orchard Street and East Main Street; thence South along the line of East Main Street, 78.6 feet to the property of Charles and Celine DeBel as described in Book 127 at page 19, Deed Records of Klamath County, Oregon; thence West parallel to Orchard Street 70 feet; thence North parallel to East Main Street, 78.6 feet to Orchard Street; thence East 70 feet to the point of beginning.

"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." A.C.R. & D.I.R.

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, restrictions, reservations, rights, rights of way,
and easements 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 \$ 7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicate which (Delete between symbols if not applicable. See ORS 93.030) part of 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 2ND day of June,
19 86.

Norma R. Bukosky
Norma R. Bukosky

STATE OF OREGON, County of Klamath)ss.

On this 2nd day of June, 19 86.

Personally appeared the above named Norma R. Bukosky

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Wardene I. [Signature]
Notary Public for Oregon
My Commission Expires: 3rd of July 89

Norma R. Bukosky

GRANTOR'S NAME AND ADDRESS

A. C. Reeder

Dorothy I. Reeder

GRANTEE'S NAME AND ADDRESS

A. C. Reeder & Dorothy I. Reeder

620 East Main Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

After recording return to:

A. C. Reeder & Dorothy I. Reeder

620 East Main Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of June, 19 86, at 10:52 o'clock A. M., and recorded in book/reel/volume No. M86 on page 9539 or as document/fee/file/instrument/microfilm No. 62088, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy

Fee: \$10.00