

63551

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

Vol. M86 Page 12133

PATRICIA J. DEFFENBAUGH, who acquired title as PATRICIA J. WILCOX

RLK convey(s) to ROBERT L. KLEM, hereinafter called grantor,County of Klamath, State of Oregon, described as:

The Southeasterly 80 feet of Lot 1 (as measured along the Northeasterly and Southwesterly lines) Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Contract, in favor of Keefe Walker and Marion R. Walker, recorded September 13, 1973 in Book M-73 at page 12365, which Grantee herein does not assume nor agree 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 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 APPARENT ON THE LAND AND THOSE AS SET FORTH HEREINABOVE

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 \$ 21,900.00. 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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10TH day of July, 19 86.

Patricia J. Deffenbaugh

STATE OF OREGON, County of Klamath)ss.On this the 10TH day of July, 19 86.

Personally appeared the above named Patricia J. Deffenbaugh, who acquired title as Patricia J. Wilcox and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for

My Commission Expires: 10-21-88Patricia J. Deffenbaugh

GRANTOR'S NAME AND ADDRESS

Robert L. Klem

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Klem504 N. 10THKlamath Falls Oregon 97601

NAME, ADDRESS, ZIP

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

Robert L. Klem504 N. 10THKlamath Falls Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of July, 19 86, at 3:34 o'clock P. M., and recorded in book/reel/volume No. M86 on page 12133 or as document/file/instrument/microfilm No. 63551, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Kenneth A. Fetsch Deputy

Fee \$10.00

FORM 685-2.5M

JUL 19 3 34 PM '86