

64495

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

MARVIN G. PIERCE and MILDRED STEPHENSON, hereinafter called grantor,

convey(s) to ROSE GRAY all that real property situated in the

County of Klamath, State of Oregon, described as:

The Southerly 40 feet of the Northerly 80 feet of Lots 7 and 8, Block 61, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPT that portion conveyed to United States of America for canal right of way.

Subject to:

1. Conditions, restrictions as shown on the recorded plat of Nichols Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

THE PURPOSE OF THIS DEED IS ALSO TO RELEASE THE LIFE ESTATE OF MILDRED STEPHENSON.

"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 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 \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ <sup>the whole</sup> 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 6<sup>TH</sup> day of August, 19 86.

Mildred E. Stephenson  
Marvin G. Pierce

STATE OF OREGON, County of Klamath )ss.

On this 6<sup>TH</sup> day of August, 19 86.

Personally appeared the above named Marvin G. Pierce and Mildred Stephenson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Susan  
Notary Public for Oregon  
My Commission Expires: 11/1/87

Marvin G. Pierce & Mildred Stephenson

GRANTOR'S NAME AND ADDRESS  
Rose Gray

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Rose Gray  
630 N. 11<sup>TH</sup>  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Rose Gray  
630 N. 11<sup>TH</sup>  
Klamath 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 6th day of August, 19 86, at 3:32 o'clock P. M., and recorded in book/reel/volume No. M86 on page 13891 or as document/fee/file/Instrument/microfilm No. 64495, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Evelyn Biehn, County Clerk  
NAME TITLE  
By Sam Smith Deputy

Fee: \$10.00

25 AUG 5 PM 3 32