

64754

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

STANLEY JONES

, hereinafter called grantor,

convey(s) to CLAUDE J. WOOKIEY

all that real property situated in the
County of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

"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
See Attached Exhibit "A"

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 \$ 33,014.20. 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 6th day of August,
1986.

Stanley K. Jones

STATE OF OREGON, County of Klamath)ss.

On this 6th day of August, 1986.

Personally appeared the above named Stanley Jones

and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Susan C. [Signature]
Notary Public for Oregon
My Commission Expires: 6-21-88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After my mailing return to:

Claude J. Wookiey
707 Addison
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Use a change in registered address statement; shall be sent to the following address.
Claude J. Wookiey
707 Addison
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE
Deputy

1986 AUG 13 PM 3 24

EXHIBIT "A"

That portion of Lots 1, 2 and 3, Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

14317

Commencing at a point on the Northwestern line of Lot 3, Block 75, of Buena Vista Addition, which lies 80 feet Southwesterly from the most Northerly corner of said lot, and thence running Southeasterly parallel with Oregon Avenue a distance of 50 feet; thence Southwesterly parallel with Academy Street a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of Lot 1 in said block; thence Westerly along the Southerly line of Lots 1, 2 and 3 of said block to the most Westerly corner of said block; thence Northeasterly along the Northwestern line of said Lot 3 of said block a distance of 132.52 feet, more or less to the point of beginning.

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Mortgage, including the terms and provisions thereof, recorded in Book M-79 at page: 4896 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August _____ A.D., 19 86 at 3:24 o'clock P M., and duly recorded in Vol. 13th day
of Deeds _____ on Page 14316. M86

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*