

65074

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. MS80 Page 15042

M-30122

WILLIAM E. KRAL and LUCILE M. KRAL, husband and wife

convey(s) to DENNIS C. KLOSTERMAN and JERRIE A. KLOSTERMAN, hereinafter called grantor, husband and wifeCounty of Klamath, State of Oregon, described as:

Lot 13, Block 3, Tract #1035, GATEWOOD ADDITION TO THE CITY OF Klamath Falls, 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 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 set out in Exhibit "A" attached hereto

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 \$ 59,900.00. However, the actual consideration consists of other property or value given or promised which is part of the consideration and which is described by symbols, if 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, 19 86.

William E. Kral
William E. Kral

Lucile M. Kral
Lucile M. Kral

STATE OF OREGON, County of Klamath)ss.

On this 11th day of August, 19 86.

Personally appeared the above named William E. Kral and Lucile M. Kral, husband and wife

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

Before me:

Annale Johnson
Notary Public for Oregon

My Commission Expires: 1-15-90

William E. Kral

Lucile M. Kral

GRANTOR'S NAME AND ADDRESS

Dennis C. Klosterman

Jerrie A. Klosterman

GRANTEES NAME AND ADDRESS

After recording return to:

Dennis C. and Jerrie A. Klosterman

4981 Gatewood Dr.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Dennis C. and Jerrie A. Klosterman

4981 GATEWOOD DR.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

NAME

TITLE

By _____ Deputy

15043

EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 1986-1987 are now a lien but not yet payable.
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
3. Conditions, restrictions as shown on the recorded plat of Gatewood.
4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded : May 17, 1973
Book : M-73
Page : 5995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 86 at 11:16 o'clock A M., and duly recorded in Vol. M36
of Deeds on Page 15042

FEE \$14.00

By Evelyn Biehn, County Clerk
