

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

EVELYN D. HALL, an estate in fee simple, as to an undivided $\frac{1}{2}$ interest; and IVA LEE RIDGLEY, an estate in fee simple, as to an undivided $\frac{1}{2}$ interest, as tenants in common, hereinafter called grantor, convey(s) to BARBARA F. UNIVE

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

Lot 16, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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 Mills Addition.

"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 above

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 \$ 22,000.00. ~~However, the whole 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)~~

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 19 day of August, 19 86.

Evelyn D. Hall
Evelyn D. Hall
Iva Lee Ridgley
Iva Lee Ridgley

STATE OF OREGON, County of Klamath)ss.

On this 25th day of August, 19 86.

Personally appeared the above named Evelyn D. Hall, proved to me on the basis of satisfactory evidence and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Leeann C. Delrich
Notary Public for California
My Commission Expires: 7/15/88

Evelyn D. Hall

Iva Lee Ridgley

GRANTOR'S NAME AND ADDRESS

Barbara F. Unive

GRANTEE'S NAME AND ADDRESS

Barbara F. Unive

254 1/2 Orchard

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Barbara F. Unive

254 1/2 Orchard

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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.

NAME

TITLE

By _____ Deputy

15393

STATE OF ~~OREGON~~, MISSOURICounty of BATES } ss.

BE IT REMEMBERED, That on this 21st day of August, 1986,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named IVA-LEE RIDGLEY

known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.

GENERAL ACKNOWLEDGMENT
 Form No. 0-16

NOTARY PUBLIC STATE OF MISSOURI
 BATES CO.
 MY COMMISSION EXP. JAN. 7, 1989
 ISSUED FROM MISSOURI NOTARY ASSOC.

[Signature]
 Notary Public for Greene Missouri
 My Commission expires 1-7-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 86 at 3:20 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds on Page 15392

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]