

65750

#M30273


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)
Vol. M86 Page 16220

VIRGIL A. JOHNSON and REBECCA A. JOHNSON, husband and wife
 convey(s) to CHARLES R. MENKE and JANICE M. MENKE, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 26, NEW DEAL TRACTS, in the County of Klamath, State of Oregon.
 Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District and of Enterprise Irrigation District.
2. Trust Deed, including the terms and provisions thereof, in favor of Klamath First Federal Saving and Loan Association, recorded January 2, 1979, in Book M79 page 11, which Grantees herein hereby assume and 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." *X gmm ckm*

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 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
 SEE ~~ENCUMBRANCES~~ ABOVE

The true and actual consideration for this transfer is \$ 34,943.42. However, the actual 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) ~~part of the~~
 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 8 day of September, 19 86.

STATE OF OREGON, County of Klamath
 On this 8 day of September, 19 86,
 Personally appeared the above named Virgil A. Johnson and Rebecca A. Johnson
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Darlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Virgil A. & Rebecca A. Johnson

GRANTOR'S NAME AND ADDRESS

Charles R. & Janice M. Menke

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles R. & Janice M. Menke

1438 Gary St.

City,

NAME, ADDRESS, ZIP

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

Charles R. & Janice M. Menke

1438 Gary St.

City,

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of September, 19 86, at 3:36 o'clock P. M., and recorded in book/reel/volume No. M86 on page 16270 or as document/fee/file/Instrument/microfilm No. 65750, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Sam Smith Deputy

26 SEP 9 PM 3 36