

M-30360



HAROLD W. BUDDEBERG

convey(s) to EDWARD J. DEMBROSKI, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 28, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES,
in the County of Klamath, State of Oregon

SUBJECT TO:

1. Rights of governmental bodies in and to that portion of the above described property lying below normal high water mark of Klamath River.
2. Wiver of riparian rights and releases of damages, as disclosed by an instrument recorded September 16, 1905 in Deed Volume 18 at page 371, Records of Klamath County, Oregon.
3. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition to Klamath River Acres.

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

5. Klamath County Road Department Lien

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 \$ 58,000.00

Indicate which of the following is the consideration for this transfer: the whole or part of the

IN WITNESS WHEREOF, the greater has signed and sealed this instrument, and the lesser has signed and sealed this instrument, and the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of September 19 86

Harold W. Buddeberg

STATE OF OREGON, County of Klamath) ss.

On this 26 day of September, 19 86

Personally appeared the above named Harold W. Buddeberg

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

Before me:

Notary Public for _____ Oregon

My Commission Expires: 7-23-89

Harold W. Buddeberg

GRANTOR'S NAME AND ADDRESS

Edward J. Dembroski

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward J. Dembroski

11509 White Goose Dr.

Kend, OR 97627
NAME ADDRESS

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

Edward J. Dembroski

11509 White Goose Dr

Keno, OR 97601
NAME ADDRESS

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON.

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County of Klamath

I certify that the within instrument was received for record on the 26th day of September, 19 86, at 8:53 o'clock A.M., and recorded in book/reel/volume No. M86 on page 17449 or as document/fee/file/instrument/microfilm No. 66409, Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Am. Singh Deputy

Fee: \$10.00