

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

PAUL P. CAREY and ANN E. CAREY, husband and wife

convey(s) to LINDA KAY MORELOS and JOSE A. MORELOS, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 13, Block 210, MILLS SECOND 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 \$ 34,187.30. ~~However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration (Indicate which by date between symbols, if not applicable, See ORS 93.038)~~

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 24 day of September, 19 86.

Paul P. Carey
Paul P. Carey

Ann E. Carey
Ann E. Carey

SOUTH DAKOTA
STATE OF ~~OREGON~~, County of Pennington)ss.

On this 30th day of September, 19 86.

Personally appeared the above named Paul P. Carey and Ann E. Carey,
husband and wife

Instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

William M. Stomy
Notary Public for South Dakota
My Commission Expires: 11/4/93

Paul P. Carey
Ann E. Carey

GRANTOR'S NAME AND ADDRESS

Linda Kay Morelos
Jose A. Morelos

GRANTEE'S NAME AND ADDRESS

After recording return to:

Linda Kay & Jose A. Morelos

2135 WHITE

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

AS ABOVE

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/feet/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

'86 OCT 3 AM 11 55

EXHIBIT "A"

18067

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Reservations as shown in Dedication of said Addition.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Paul P. Carey and Ann E. Carey, husband and wife
Trustee	: Mountain Title Company
Beneficiary	: United States National Bank of Oregon
Dated	: January 31, 1979
Recorded	: February 1, 1979
Book	: M-79
Page	: 2658
Amount	: \$37,650.00

The Beneficial interest thereunder was assigned:

To	: Commerce Mortgage Company
Recorded	: August 27, 1979
Book	: M-79
Page	: 20313

The Beneficial interest thereunder was assigned:

To	: U.S. Bancorp Mortgage Company
Recorded	: June 16, 1986
Book	: M-86
Page	: 10467

WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

4. City Liens of the City of Klamath Falls:

Amount	: \$343.92, plus interest at 4.9%
Improvement #	: 00295514

((\$35.35 a month))

WHICH, said City Lien, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ October _____ A.D. 19 86 at 11:55 o'clock A M., and duly recorded in Vol. M86
 on Page 18066
 By Evelyn Biehn, County Clerk

FEE \$14.00