

67155

#MS0320



Aspen
TITLE & ESCROW, INC.

Vol. M&B Page 18875

WARRANTY DEED (INDIVIDUAL)

MALCOLM RUBIN and CARMELLA RUBIN, husband and wife

convey(s) to CHRISTOPHER G. SOLOMON & GLORIA J. SOLOMON, husband & wife, hereinafter called grantor,
interest; & GREGORY LARA, JR., as to an undivided 1/3 interest, all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 7, 8, 9, 10, 11 and 12, Block 45, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
EXCEPT the West 10 feet, 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 DEPART-
MENT 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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$ 100,000.00. However, the actual con-
sideration 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)

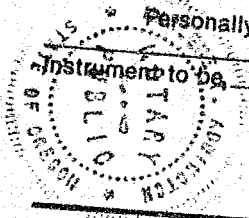
IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of October,
19 86.

Malcolm A. Rubin
Carmella J. Rubin

STATE OF OREGON, County of Klamath
On this the 15th day of October, 19 86)ss.

Personally appeared the above named Malcolm Rubin and Carmella Rubin
Instrument to be their voluntary act and deed. and acknowledged the foregoing

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



Malcolm & Carmella Rubin

GRANTOR'S NAME AND ADDRESS

Christopher G. & Gloria J. Solomon
Gregory Lara, Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:
Christopher G. & Gloria J. Solomon
1633 Riverside Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME 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/reel/volume No. _____ on
page _____ or as document/reel/file/
Instrument/microfilm No. _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____
Deputy

EXHIBIT "A"

18876

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat.
3. Right of Way Deed, in favor of Klamath County, recorded August 20, 1951 in Book 96 at page 45.
4. Trust Deed, in favor of Angus C. Joplin, recorded September 19, 1985 in Book M-85 at page 15299, which Grantees herein hereby assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of October

A.D., 19 86 at 3:50 o'clock P M., and duly recorded in Vol. 16th day
of Deeds on Page 18875 M86

FEE \$14.00

Evelyn Biehn, County Clerk
By *Ann Smith*