

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

S-30151

DEAN E. GUYER and RHONDA L. GUYER, husband and wife

convey(s) to RANDEL R. CASTLEBERRY and JIL T. CASTLEBERRY, husband and wife, and MICHAEL B. WILSON and DANA L. WILSON, husband and wife, not as tenants** all that real property situated in the County of Klamath, State of Oregon, described as:
**in Common, but with full rights of survivorship

Lot 4, Block 1, CHIA PARK 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. *ML MBW*

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 \$45,500.00. ~~Indicate which of the following is the true and actual consideration for this transfer. X Show the actual consideration. Indicate which of the following is the true and actual consideration for this transfer. X Show the actual consideration. Indicate which of the following is the true and actual consideration for this transfer. X Show the actual consideration.~~

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 16 day of October, 19 86.

Dean E. Guyer
Dean E. Guyer

Rhonda L. Guyer
Rhonda L. Guyer

STATE OF OREGON, County of Umatilla)ss.

On this 27 day of October, 19 86.

Personally appeared the above named DEAN E. GUYER and RHONDA L. GUYER, husband and wife

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

Before me: *Delma J. Smith*

Notary Public for Oregon

My Commission Expires: _____

MY COMMISSION EXPIRES OCTOBER 14, 1989

Dean E. Guyer

Rhonda L. Guyer

GRANTOR'S NAME AND ADDRESS

Randel R. & Jil T. Castleberry

Michael B. & Dana L. Wilson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael B. & Dana L. Wilson

2601 Berkeley

Klamath Falls

NAME, ADDRESS, ZIP

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

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/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

19443

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 Chia Park.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
 - Recorded : August 23, 1956
 - Book : 12
 - Page : 243
 - Recorded : September 10, 1956
 - Book : 12
 - Page : 250
 - Modified : July 7, 1959
 - Book : 314
 - Page : 80
5. Covenants, easements, and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:
 - Recorded : September 15, 1978
 - Book : M-78
 - Page : 20454

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of October A.D., 19 86 at 12:36 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 19442.

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith