

67521

Aspen
TITLE & ESCROW, INC. Vol. 1480 Page 19484
WARRANTY DEED (INDIVIDUAL)

ROBERT L. HOWARD and BONNIE MAE HOWARD, husband and wife
convey(s) to FRANK PEDERSEN and BARRIE G. PEDERSEN, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 8, 9 and 10 in Block 23 of BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assess-
ments of the City of Klamath Falls.
2. Condition, restrictions as shown on the recorded plat of Buena Vista
Addition to the City of Klamath Falls.
3. Taxes for the fiscal year 1986-'87.

44
AM 9
29
OCT 86

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
as specifically set out above

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 \$ 11,000.00. "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) part of the consideration

In construing this deed and where the context so requires, the singular includes the plural.

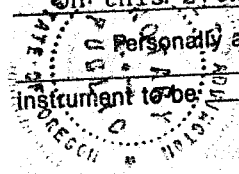
IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of October,
19 86.

Robert L. Howard
Bonnie Mae Howard

STATE OF OREGON, County of Klamath)ss.

On this 27th day of October, 19 86.

Personally appeared the above named Robert L. Howard and Bonnie Mae Howard
Instrument to be: their voluntary act and deed.



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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Frank M. Pedersen
2942 Summers Ln
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument
was received for record on the 29th day
of October, 19 86,
at 2:44 o'clock A M., and recorded
in book/reel/volume No. M86 on
page 19484 or as document/fee/file/
Instrument/microfilm No. 67521,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Bonnie Smith Deputy

Fee: \$10.00