

67544

#M-30447
Aspen
 TITLE & ESCROW, INC. Vol. MSB Page 19530
WARRANTY DEED (INDIVIDUAL)

RUBY L. EDGAR

convey(s) to ROLAND M. GRUNSTAD and MILDRED M. GRUNSTAD, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 8 in Block 35 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the
 County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Real Property Taxes for the fiscal year 1986-'87.
- 2) Conditions, restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls.
- 3) Regulations, including, levies, liens and utility assessments of the City of Klamath Falls.

"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 as specifically set forth hereinabove

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 \$42,200.00. However, the actual consideration 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) the 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 22nd day of October, 1986.

Ruby L. Edgar
 Ruby L. Edgar

STATE OF OREGON, County of Klamath, ss.
October 27, 19 86.

Personally appeared the above named Ruby L. Edgar

Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Shirley L. Adkins
 Notary Public for State of Oregon
 My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Roland M. Grunstad
 P.O. Box 30335
 Billings, Montana 59107

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Roland M. Grunstad
 P.O. Box 30335
 Billings, Montana 59107

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was received for record on the 28 day of October, 19 86, at 1:23 o'clock P. M., and recorded in book/reel/volume No. MSB on page 19530 or as document/fee/file/instrument/microfilm No. 67544, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By Ann Smith Deputy

Fee: \$10.00

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