

67547

S-30374

Aspen
TITLE & ESCROW, INC. Vol. 1880
WARRANTY DEED (INDIVIDUAL)

Page **19533**

EDITH M. SALVESTRIN

convey(s) to CLINT E. PACE and KAREN I. BIRD, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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 \$ 7,000.00. However, the consideration is not to be taken into account 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 21 day of October, 19 86.

STATE OF OREGON, County of Klamath

On this 22 day of October, 19 86,

Personally appeared the above named Edith M. Salvestrin her

voluntary act and deed.

and acknowledged the foregoing

Before me: Sandra Handsaker
Notary Public for Oregon
My Commission Expires: 7-23-89

Edith M. Salvestrin

GRANTOR'S NAME AND ADDRESS

Clint E. Pace
Karen I. Bird

GRANTEE'S NAME AND ADDRESS

Clint E. Pace & Karen I. Bird
1522 Siskiyou
Klamath Falls, Oregon 97601

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

Clint E. Pace & Karen I. Bird
1522 Siskiyou
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ or as document/fee/filer instrument/microfilm No. _____ of said county. Witness my hand and seal of County affixed.

By _____ TITLE _____ Deputy

EXHIBIT "A"

19534

A portion of Lot 11, Block 89, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of premises described in Deed from Ross Green et ux., to Hugh Woodard and Ima Woodard, recorded April 7, 1939 in Book 121 at page 341, Deed Records of Klamath County, Oregon; thence Southerly along the East line of said Lot 11 to a point 72 feet Northerly of the Southeast corner of said Lot; thence Westerly along a line parallel to and 72 feet Northerly of the Southerly line of Lot 11 to a point on the West line of said Lot 11; thence Northerly along the Westerly line of said Lot 11 to the Southwesterly corner of said Woodard premises; thence Easterly 50 feet, more or less, to the point of beginning.

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 of Buena Vista Addition.
3. Conditions and restrictions, including the terms and provisions thereof, in deed from Klamath Development Co., to Ross Green, et ux., recorded September 6, 1933 in Book 83 at page 46, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ October _____ A.D., 19 86 at 3:28 o'clock P M., and duly recorded in Vol. 28th day
 of _____ Deeds on Page 19533 M86,
 Evelyn Biehn, County Clerk
 By [Signature]

FEE \$14.00