

67614

19633

Vol. 1486 Page

M-30480

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RAY C. BEEMER and AUDREY B. BEEMER, husband and wife
convey(s) to TIMOTHY A. FRIEND, hereinafter called grantor,
all that real property situated in the

County of Klamath, State of Oregon, described as:

Lot 6, Block 1, BRYANT TRACTS NO. 2, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M-86 at page 9346.
4. Reservations, including the terms and provisions thereof, as set out in deed from J.F.D. Bryant, et ux., to E.S. Robinson, et ux, dated July 5, 1938, recorded July 13, 1938 in Book 116 at page 475, Deed Records of Klamath County, 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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
5. 1986-1987 Taxes

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 \$25,000.00. ~~However, the actual consideration is the value of the property transferred, which is the part of the consideration which is the subject of this deed.~~

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 29th day of October,
19 86.

Ray C. Beemer
Ray C. Beemer
Audrey B. Beemer
Audrey B. Beemer

STATE OF OREGON, County of Klamath)ss.

On this 30 day of October, 19 86.

Personally appeared the above named Ray C. Beemer and Audrey B. Beemer,
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

India Handsaker
Notary Public for Oregon
My Commission Expires: 7-23-89

Ray C. Beemer
Audrey B. Beemer

GRANTOR'S NAME AND ADDRESS

Timothy A. Friend

GRANTOR'S NAME AND ADDRESS

After recording return to:

Timothy A. Friend

4017 Shasta Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Timothy A. Friend

4017 Shasta Way

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 30th day
of October, 19 86,
at 12:12 o'clock P. M., and recorded
in book/reel/volume No. M86 on
page 19633 or as document/fee/file/
instrument/microfilm No. 67614,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Siehn, County Clerk
NAME TITLE

By Paul Smith Deputy

Fee: \$10.00

86 OCT 30 PM 12 12