

67673

ATC 30459

Aspen
TITLE & ESCROW, INC. Vol. 1486 Page 19733
WARRANTY DEED (INDIVIDUAL)

DAVID J. H. DANFORTH and REGINA C. DANFORTH, husband and wife

, hereinafter called grantor,
convey(s) to RICHARD JAMES SELTZER and TERESA ANN SELTZER, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 3 and 4, EXCEPTING the Northerly 73 feet thereof, Block 14, 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 assessments of the City of Klamath Falls.
2. 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 Docket No.: 12613
Recorded : September 10, 1956 Book : 12 Page : 250
Recorded : July 9, 1956 Book : 314 Page : 80
3. Unpaid Taxes for 1986-1987

"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 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 \$ 48,000.00 ~~THE TRUE AND ACTUAL CONSIDERATION~~
~~HEREIN CONSISTS OF OR INCLUDES OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE OR PART OF THE~~
~~INDICATED WHICH (Delete between symbols if not applicable. See ORS 93.030)~~

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 24th day of October,
19 86.

David J. H. Danforth
Regina C. Danforth

STATE OF OREGON, County of Klamath) ss.

On this 31st day of Oct, 19 86.

Personally appeared the above named David J. H. Danforth and Regina C. Danforth,
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Darlene J. [Signature]
Notary Public for Oregon
My Commission Expires 10-16-88

David J. H. Danforth
Regina C. Danforth

GRANTOR'S NAME AND ADDRESS

Richard James Seltzer
Teresa Ann Seltzer

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFF SVL
510 Main
K Falls

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 31st day
of October, 19 86,
at 3:13 o'clock P. M., and recorded
in book/reel/volume No. 136 on
page 19733 or as document/fee/file/
instrument/microfilm No. 67673,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By Ann Smith Deputy

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