

67781

Vol. 186 Page 20004

S-30485

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

CONSTANCE RAE SCHUETZE

convey(s) to JOSEPH G. BYRUM and LAURIE J. BYRUM, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

All of Lot C and that portion of Lot B adjoining said Lot C, described as follows:

Beginning on the South line of Upham Street at its intersection with the line between Lots B and C aforesaid; thence East and Southeasterly and following the said line of Upham and the Westerly line of Eleventh Street 27.85 feet, more or less, to a point 27.85 feet from the most Easterly corner of Lot B aforesaid; thence on a direct line to the most Southerly corner of said Lot B; thence North on the line between Lots C and B aforesaid to the point of beginning, all being in Block 69 of the Supplemental Plat of Block 69, NICHOLS ADDITION TO KLAMATH FALLS, in the County of Klamath, State of 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 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 \$23,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the (indicate which) (circle between symbols, if not applicable, see ORS 89.030)~~

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 30 day of October, 19 86.

19 86

Constance Rae Schuetze
Constance Rae Schuetze

STATE OF OREGON, County of MULTNOMAH)ss.

On this 31st day of OCTOBER, 19 86.

Personally appeared the above named Constance Rae Schuetze and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 9/3/87

Constance Rae Schuetze

GRANTOR'S NAME AND ADDRESS

Joseph G. Byrum

Laurie J. Byrum

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph G. and Laurie J. Byrum

1630 Upham

NAME, ADDRESS, ZIP

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

Same as before

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

20005

EXHIBIT "A"

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 Nichols Addition.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 - Grantor : Constance Rae Schuetze, An unmarried woman
 - Trustee : Transamerica Title Insurance Company
 - Beneficiary : Commonwealth, Inc., An Oregon Corporation
 - Dated : August 9, 1971
 - Recorded : August 30, 1971
 - Book : M-71
 - Page : 9154
 - Amount : \$15,050.00

The Beneficiary interest thereunder was assigned:

 - To : Federal National Mortgage Association, A Corporation
 - Recorded : October 7, 1971
 - Book : M-71
 - Page : 10572

The above Trust Deed was assigned by instrument:

 - To : Commonwealth, Inc.
 - Recorded : November 8, 1971
 - Book : M-71
 - Page : 11624

WHICH, said Trust Deed, the Grantee does not agree to assume and Grantors herein agrees to hold said Grantee harmless therefrom.
4. 1986-1987 Taxes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
 of _____ November _____ A.D., 19 _____ 86 at _____ 3:45 o'clock _____ P. M., and duly recorded in Vol. _____ M86
 of _____ Deeds _____ on Page _____ 20004.

FEE \$14.00

 Evelyn Biehn, County Clerk
 By _____ *[Signature]*