

69327

S-30592

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

Vol. M86 Page 23063

MARIE IMAGEAN PACK

convey(s) to KENNETH C. FENSTERMACHER and HELEN M. FENSTERMACHER, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

3 PM 3 51 330 98,

Lots 5 and 18, Block 5, RIVERVIEW, 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. Conditions, restrictions as shown on the recorded plat of Riverview.
3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Marie Imagean Pack, a single woman
Trustee : William Ganong, Jr.
Beneficiary : First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation
Dated : September 8, 1975
Recorded : September 10, 1975 Book: M-75 Page: 10727
Amount : \$10,400.00

WHICH, said Grantor herein agrees to hold Grantee harmless therefrom.
"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."

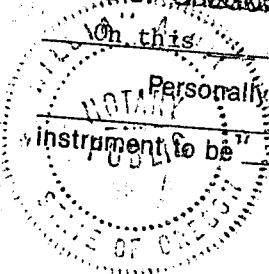
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
4. Possible Supplemental Taxes due for 1986-1987
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 \$ 16,000.00
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 8 day of December, 19 86.

Marie Imagean Pack
Marie Imagean Pack

STATE OF OREGON
County of Klamath
On this 8 day of December, 19 86, ss.



Personally appeared the above named Marie Imagean Pack
her voluntary act and deed, and acknowledged the foregoing

Before me: William DeHill
Notary Public for OREGON
My Commission Expires: 4-25-1989

GRANTOR'S NAME AND ADDRESS
Marie Imagean Pack
Kenneth C. Fenstermacher
Helen M. Fenstermacher
GRANTEE'S NAME AND ADDRESS
After recording return to:
Kenneth C. & Helen M. Fenstermacher
1611 McClellan Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
same
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 15th day of December, 19 86 at 3:39 o'clock P.M., and recorded in book/reel/volume No. M86 on page 23063 or as document/file/instrument/microfilm No. 69327.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Pam Smith Deputy

Fee: \$10.00