

69622

#30622 #M30621
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m86 Page 23643

MARY S. GRINVALDS

convey(s) to DEAN C. LARA, as to an undivided 1/3 interest; TINA M. LARA, as to an undivided 1/3 interest; and KIM A. LARA, as to an undivided 1/3 interest, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: erest

Lot 4, Block 100, BUENA VISTA ADDITION TO THE CITY OF 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
 SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is \$ 53,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate 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 22nd day of December,
 19 86.

STATE OF OREGON, County of Klamath
 On this the 22nd day of December, 19 86.

Personally appeared the above named Mary S. Grinalds
 instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Harlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Mary S. Grinalds

GRANTOR'S NAME AND ADDRESS

Dean C., Tina M. & Kim A. Lara

GRANTEE'S NAME AND ADDRESS

After recording return to:

LARA
 P.O. BOX 2856
 OLYMPIC VALLEY, CA 95730
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ TITLE _____
 Deputy

*86 DEC 22 PM 1 42

EXHIBIT "A"

23644

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Easement in favor of City of Klamath Falls, recorded January 9, 1930 in Book 88 at page 491.
4. Trust Deed in favor of Klamath First Federal Savings and Loan, recorded March 8, 1977 in Book M-77 at page 3945, which Grantees herein assume and hereby agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 1:42 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 23643

FEE \$14.00

By Evelyn Biahn, County Clerk
[Signature]