



#M-30544

**Aspen**

TITLE &amp; ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

69987

Vol. 186 Page 24326M & M VENTURES OREG., LTD., an Oregon Limited Partnershipconvey(s) to ARTHUR J. RICE and RUTH A. RICE, husband and wife, and MILLAR TRUST, an Oregon Business Trust doing business as Pear Street Apartments all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 1,2,3,4 and the Easterly half of Lot 5, Block 1, MILLS GARDENS, in the County of Klamath, State of Oregon, TOGETHER WITH the half vacated portion of Pear Street adjacent to Lot 1.

SUBJECT TO: 1) Rules, regulations and statutory powers of City of Klamath Falls, Klamath Irrigation District and South Suburban Sanitary District.

2) Conditions, restrictions as shown on the recorded plat of Mills Gardens.

3) Mortgage, including the terms and provisions thereof, recorded October 26, 1971m in Book M-71 at page 11217, Klamath County Records, which Mortgage the Grantees herein DO NOT ASSUME and agree to pay and the Grantor herein holds Grantees harmless therefrom.

4) Assignment of rentals, given as additional security to the mortgage shown as Item No. 3 above, recorded October 26, 1971, in Book M-71 at page 11219, Klamath County Records.

"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 as specifically set forth 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 \$ 190,329.30. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> 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 23rd day of December, 19 86.M & M VENTURES OREG., LTD.By: Ernest L. Mathes ss.STATE OF OREGON, County of Klamath  
On this 23rd day of December, 19 86.Personally appeared the above named Ernest L. Mathes, general partner instrument to be his voluntary act and deed. and acknowledged the foregoingBefore me: Wardene J. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees Above  
6522 Sattel Court  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Grantees Above  
6522 Sattel Court  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIPSPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was received for record on the 31st day of December, 19 86, at 4:00 o'clock P M., and recorded in book/reel/volume No. M86 on page 24326 or as document/fee/file/instrument/microfilm No. 69987, Record of Deeds of said county. Witness my hand and seal of County affixed.Evelyn Biehn, County Clerk  
NAME  
By: Sam Smith Deputy  
TITLE

Fee: \$10.00