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68747



ATC # M 30540

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol 1180 Page 21975
Vol 1187 Page 700

CHARLES H. SCHULER AND CAROL E. SCHULER

convey(s) to KEN D. MC DONALD AND BOBBIE J. MC DONALD, hereinafter called grantor,
husband and wife

County of KLAMATH, State of Oregon, described as: all that real property situated in the

Lots 14, 15, 16, Block 5, LENOX, in the County of Klamath, State of OR.
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 Lenox.
3. Contract in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, dated April 22, 1983, recorded April 25, 1983, in Book M-83, Page 6307, wherein Grantee does not assume or agree to pay.

THIS DOCUMENT IS BEING RE-RECORDED TO ADD HUSB AND AND WIFE

"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 as 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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ 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 24th day of November 19 86.

STATE OF OREGON, County of Klamath
November 24, 19 86 ss.

Personally appeared the above named CHARLES H. SCHULER AND CAROL E. SCHULER
instrument to be their voluntary act and deed. and acknowledged the foregoing

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

CHARLES H. SCHULER
CAROL E. SCHULER

GRANTOR'S NAME AND ADDRESS

KEN D. MC DONALD
BOBBIE J. MC DONALD

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ken McDonald
224 No. 2nd
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of November, 19 86, at 3:12 o'clock P.M., and recorded in book/reel/volume No. 1180 on page 21975 or as document/fee/file/Instrument/microfilm No. 63747.

Record of Deeds of said county.
Witness my hand and seal of County

affixed:

NAME

Deputy

Fee \$10.00

By

87 JAN 15 PM 2 04

86 NOV 26 PM 3 10

27015

027

701

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ January _____ A.D., 19 87 at 2:04 o'clock _____ P. M., and duly recorded in Vol. M87 the 15th day
of _____ Deeds _____ on Page 700

FEE \$9.00

Evelyn Biehn

By

County Clerk

Genevieve A. Hetch