

70730

#M30641


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)
Vol. M87 Page 1172

AMELIA C. MOORE

 convey(s) to MICHAEL D. BAKER and JULIA L. BAKER, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

 Lots 1 and 2 and the North 8 feet of Lot 3, Block 86, BUENA VISTA ADDITION TO THE
 CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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.

 "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 DEPART-
 MENT TO VERIFY APPROVED USES." *meb*

 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 PLAN-
 NING 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 HEREINABOVE

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 \$ 36,500.00. However, the actual con-
 sideration 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 21st day of January,
 19 87.

Amelia C. Moore

 STATE OF OREGON, County of Klamath)ss.

 On this 21st day of January, 19 87.

 Personally appeared the above named Amelia C. Moore

 and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

Marlene L. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Amelia C. Moore

GRANTOR'S NAME AND ADDRESS

Michael Dean & Julia Lutora Baker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael Dean & Julia Lutora Baker

1655 Siskiyou

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Michael Dean & Julia Lutora Baker

1655 Siskiyou

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument
 was received for record on the 23rd day
 of January, 19 87,
 at 3:32 o'clock P.M., and recorded
 in book/reel/volume No. M87 on
 page 1172 or as document/fee/file/
 instrument/microfilm No. 70730,
 Record of Deeds of said county.

 Witness my hand and seal of County
 affixed.

 Evelyn Biehn, County Clerk
 NAME TITLE

 By *Ann Smith* Deputy

Fee: \$10.00

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