

71457

S-30709

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 2475

LOIS ANN STEWART and F. G. STEWART, as tenants by the entirety, as to an undivided 1/2 interest, hereinafter called grantor, convey(s) to LELA D. WOODS all that real property situated in the

County of Klamath, State of Oregon, described as:

Lots 28 and 29, Block 4, LENOX 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 of Lenox Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. City Liens of the City of Klamath Falls.
For : Sewer
Amount : \$1,048.56
Said City Lien, the Grantee herein has agreed to assume and pay according to the terms set out therein.
4. Supplemental taxes for 1986-1987.

"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 set out 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 \$ 2,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration.~~ ~~Indicate which. (Delete between symbols if not appropriate. 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 14 day of January, 19 87.

Lois Ann Stewart
Lois Ann Stewart
F. G. Stewart
F. G. Stewart

STATE OF OREGON, County of Douglas)ss.

On this 26 day of January, 19 87.

Personally appeared the above named LOIS ANN STEWART and F. G. STEWART, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 6-10-90

Lois Ann Stewart
F. G. Stewart
Betty Jerread Beymer
GRANTOR'S NAME AND ADDRESS
Lela D. Woods

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lela D. Woods
6145 Quail Street
El Paso, TX 79924
NAME, ADDRESS, ZIP

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

Lela D. Woods
6145 Quail Street
El Paso, TX 79924
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of February, 19 87, at 10:30 o'clock A. M., and recorded in book free/volume No. M87 on page 2475 or as document/fee/file/ instrument/microfilm No. 71457. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Sam Smith Deputy

Fee: \$10.00

FORM 695-2.5M

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