

71474



#M-31744

Aspen

TITLE & ESCROW, INC. Vol. M87 Page 2494
WARRANTY DEED (INDIVIDUAL)

LESTER L. WILKENSON and JEAN M. WILKENSON, husband and wife

convey(s) to ANDREW M. GRIFFITH and MELINDA ANN GRIFFITH, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 5, and all of that portion of Lot 6, Block 306, DARROW ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described
as follows: Beginning at the Northeast corner of Lot 6; thence South 120 feet along
the lot line to the Southeast corner of Lot 6; thence West 4.7 feet; thence North 2°
15' East 120 feet, more or less, to the point of beginning.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of
the City of Klamath Falls.
2. Conditions and restrictions as shown on the recorded plat of Darrow Addition.
3. Reservation and restrictions as contained in Deed from Klamath Corporation dated
July 16, 1928, recorded March 2, 1929, in Book 85 at page 389, Deed 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 DEPART-
MENT 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 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
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 \$ 22,500.00. However, the actual con-
sideration 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 29th day of January,
19 87.

STATE OF OREGON, County of Klamath
On January 29, 1987.

Personally appeared the above named Lester L. Wilkenson and Jean M. Wilkenson
instrument to be their voluntary act and deed. and acknowledged the foregoing.

Before me: Harlene D. 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:

Andrew M. & Melinda Ann Griffith
P.O. Box 126
Macdonald, CA

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument
was received for record on the 17th day
of February, 19 87,
at 2:49 o'clock P. M., and recorded
in book/reel/volume No. M87 on
page 2494 or as document/fee/file/
instrument/microfilm No. 71474,
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