

71618

# Aspen

TITLE & ESCROW, INC. Vol. M87 Page 2794  
**WARRANTY DEED (INDIVIDUAL)**

CORDELIA DOVERI

convey(s) to MICHAEL A. MORSTAD and MARIE M. MORSTAD, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 1, Block 43, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the  
 County of Klamath, State of Oregon, EXCEPTING THEREFROM the Southerly 25  
 feet thereof.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Hillside Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Well-Site Easement and Use Agreement, including the terms and provisions thereof, recorded July 19, 1982 in Book M-82 at page 9191.
4. Easement, including the terms and provisions thereof, for a perpetual non-exclusive easement, recorded July 19, 1982 in Book M-82 at page 9189.

"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  
 See 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 \$ 80,000.00. However, the actual consideration 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 19 day of Feb 1987.

19  
 STATE OF CALIFORNIA

COUNTY OF San Diego } ss.

On February 19, 1987

State, personally appeared Cordelia Doveri before me, the undersigned, a Notary Public in and for said

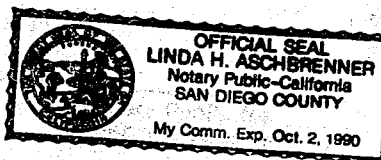
to be the person 13 personally known to me (or proved to me on the basis of satisfactory evidence)  
 to the within instrument and acknowledged that she subscribed

executed the same.  
 WITNESS my hand and official seal.

Signature

Linda H. Aschbrenner  
Linda H. Aschbrenner

Name (Typed or Printed)



ledged the foregoing

Cordelia Doveri

GRANTOR'S NAME AND ADDRESS

Michael A. Morstad and Marie M. Morstad  
728 Hillside Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan  
P.O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument  
 was received for record on the 20th day  
 of February, 19 87,  
 at 4:24 o'clock P M., and recorded  
 in book/reel/volume No. M87 on  
 page 2794 or as document/feet/file/  
 instrument/microfilm No. 71618,  
 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