

71786

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

S-30688

G. FRANK KOHLER

Vol. M87 Page 3127

convey(s) to EDWARD G. VARVELLO and DIANA M. VARVELLO, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 3, in Block 15, KLAMATH FOREST ESTATES, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Supplemental taxes for 1986-1987
2. Reservations and restrictions contained in Deed from United States of America to James F. Coburn, et al., dated June 8, 1959, recorded June 11, 1959, in Deed Volume 313, page 275, records of Klamath County, Oregon.
3. Reservations as contained in recorded plat, to wit: "Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

"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."

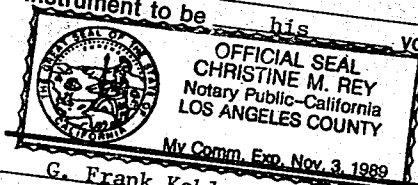
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 2,500.00.
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 15 day of January, 19 87.

CALIFORNIA
STATE OF OREGON, County of Los Angeles, ss.
On this 21st day of January, 19 87.

Personally appeared the above named G. Frank Kohler
instrument to be his voluntary act and deed.



Before me: Christine M. Rey
Notary Public for California
My Commission Expires: Nov. 3-89

G. Frank Kohler
11945 Woodley Avenue
Granada Hills, CA 91344
GRANTOR'S NAME AND ADDRESS

Edward G. Varvello
Diana M. Varvello
GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward G. & Diana M. Varvello
24562 Mandeville Drive
Laguna Hills, CA 92653
NAME, ADDRESS, ZIP

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

Edward G. and Diana M. Varvello
24562 Mandeville Drive
Laguna Hills, CA 92653
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of February, 19 87, at 4:14 o'clock P. M., and recorded in book/reel/volume No. M87 on page 3127 or as document/fee/file/Instrument/microfilm No. 71786, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Deputy

Fee: \$10.00