

71892

Vol. M87 Page 3329

WARRANTY DEED (INDIVIDUAL)

DAVID A. MILBRATH and JOAN C. MILBRATH, husband and wife
 convey(s) to ROBERT J. WYNNE and CLARE CHAFFEY-WYNNE, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 5, Block 37, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

"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 Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

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 \$ 70,000.00. However, the actual consideration 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.

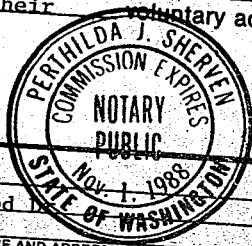
IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of Feb, 19 87.

Washington
 STATE OF ~~OREGON~~ County of Spokane) ss.
Feb. 27, 19 87.

Personally appeared the above named DAVID A. MILBRATH AND JOAN C. MILBRATH,
 husband and wife instrument to be their voluntary act and deed. and acknowledged the foregoing.

Before me:

Pertilda J. Sherven
 Notary Public for Washington
 My Commission Expires: 11/1/88



Milbrath
 North 11817 Fairwood
 Spokane, WA 99218
 GRANTOR'S NAME AND ADDRESS

Wynne
 820 Pacific Terrace
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
 540 Main Street
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Klamath First Federal
 540 Main Street
 Klamath falls, OR 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of March, 19 87, at 4:07 o'clock P. M., and recorded in book/reel/volume No. M87 on page 3329 or as document/fee/file/Instrument/microfilm No. 71892.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pam Smith Deputy