

S-30780

72127



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1181 Page 3747

DOUGLAS F. HOOVER and BEATRICE E. HOOVER, husband and wife
 convey(s) to MICHAEL C. MARSHALL and SALLY A. MARSHALL, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the
 Lot 5, Block 2, HENLEY ACRES, 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 those set out in Exhibit "A" attached hereto
 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 \$53,500.00
 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 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 24 day of February, 19 87.

Beatrice E. Hoover
 Beatrice E. Hoover
Douglas F. Hoover by his attorney in fact
 Douglas F. Hoover, ss. Beatrice E. Hoover

STATE OF OREGON, County of Klamath
 On this 9th day of MARCH, 19 87.

Personally appeared the above named Beatrice E. Hoover
 Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handsaker
 Notary Public for Oregon
 My Commission Expires: 7-23-89

Douglas F. Hoover
Beatrice E. Hoover

GRANTOR'S NAME AND ADDRESS

Michael C. Marshall
Sally A. Marshall

GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael C. and Sally A. Marshall
7708 Kress Drive
Klamath Falls, Oregon 97603
 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 _____ ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as document/fee/file/
 instrument/microfilm No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____ TITLE _____
 Deputy

87 MAR 9 PM 3 00

EXHIBIT "A"

HOOVER to MARSHALL

3748

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Waiver of riparian rights as set forth in an instrument dated October 17, 1908, recorded October 19, 1908 from E. S. Phillips, et ux., to United States of America in Book 25 at page 185, Deed Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Henley Acres.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	:	Douglas F. Hoover and Beatrice E. Hoover
Trustee	:	Transamerica Title Insurance Co.
Beneficiary	:	State of Oregon, by and through the Director of Veterans' Affairs
Dated	:	August 30, 1983
Recorded	:	August 30, 1983
Book	:	M-83
Page	:	14651
Amount	:	\$46,200.00

WHICH, SAID Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the Beatrice E. Hoover day of March, 1987 personally appeared Beatrice E. Hoover, who, being duly sworn (or affirmed), did say that she is the attorney in fact for Douglas F. Hoover and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Sandra Thaddeus
(Signature)

Notary Public for Oregon

(Title of Officer)

My Commission Expires:

7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of March A.D., 19 87 at 3:08 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 3747.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]