

72500

#M-30855

# Aspen

TITLE & ESCROW, INC. Vol. M87 Page 4520  
**WARRANTY DEED (INDIVIDUAL)**

ROY E. McCLUNG and STELLA C. McCLUNG, husband and wife  
 convey(s) to JACK CHARLTON, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 12, Block 5, FIRST ADDITION OT ALTAMONT ACRES, in the County of Klamath State of Oregon, EXCEPTING THEREFROM the Northerly 100 feet thereof and Lot 13, Block 5, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the South 110 feet thereof.

## SUBJECT TO:

- 1) Conditions and restrictions as shown on the recorded plat of First Addition to Altamont Acres.
- 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- 3) Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District, and as per \*\*\*

"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 \*\*\*Ordinance No. 29, recorded May 24, 1983 in Book M-83, page 8062, and as per Ordinance No. 30, recorded May 30, 1986, Book M-86, page 9346, 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 \$22,000.00. \*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 16th day of March, 1987.

*Roy E. McClung, Stella C. McClung, Keith E. McClung*  
*Stella C. McClung, Roy E. McClung, Keith E. McClung*

STATE OF OREGON, County of Klamath )ss.

March, 1987.

Personally appeared the above named / Keith E. McClung, who did affirm and say that he is the attorney in fact for Roy E. McClung & Stella C. McClung, and that he executed the foregoing instrument by authority of and in behalf of said principals and he acknowledged said instrument to be the act and deed of said principals.

Before me: W. Darlene P. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS  
 GRANTOR'S NAME AND ADDRESS  
 GRANTOR'S NAME AND ADDRESS

After recording return to:  
Jack Charlton  
3032 Hilyard Ave.  
Klamath Falls, OR 97603  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Jack Charlton  
3032 Hilyard Ave.  
Klamath Falls, OR 97603  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of March, 1987, at 10:21 o'clock A. M., and recorded in book/reel/volume No. M87 on page 4520 or as document/fee/file/Instrument/microfilm No. 72500, 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