

72974

#M30901

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 5406

ROBERT D. NELSON

convey(s) to JOSEPH J. BRUNER and PAULA K. BRUNER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 5, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Restrictions recorded September 10, 1956 in Miscellaneous Volume 12, page 250, and modified by instrument recorded July 9, 1959 in Volume 314 at page 80.

"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." 93 PB

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 AS SET FORTH HEREINABOVE 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 \$ 34,900.00. 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) part of the  
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 1st day of April, 19 87.

Robert D. Nelson

STATE OF OREGON, County of Klamath )ss.  
On this 1st day of April, 19 87.

Personally appeared the above named Robert D. Nelson instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

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

Robert D. Nelson

GRANTOR'S NAME AND ADDRESS

Joseph J. &amp; Paula K. Bruner

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph J. & Paula K. Bruner  
2342 California Ave.  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

Joseph J. & Paula K. Bruner  
2342 California Ave.  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of April, 19 87, at 3:02 o'clock P M., and recorded in book/reel/volume No. M87 on page 5406 or as document/fee/file/Instrument/microfilm No. 72974.  
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