

72991

#M-30906
 **Aspen**
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

VICTORIA MARIE DE AVILLA-HALL, who acquired title as VICTORIA MARIE DE AVILLA
 convey(s) to THEODORE R. SWAN and JUDY I. SWAN, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 6 in Block 5, HILLSIDE 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 of Hillside Addition.

"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 as specifically 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 \$43,000.00. 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 1st day of April, 19 87.

Victoria Marie DeAvilla-Hall

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Victoria Marie DeAvilla-Hall

Instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Marlene J. Tucker
 Notary Public for Oregon

My Commission Expires: 6-16-88

Hall
 GRANTOR'S NAME AND ADDRESS

Swan

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS & L

540 Main

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

James

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of April, 19 87, at 10:31 o'clock A M., and recorded in book/reel/volume No. M87 on page 5438 or as document/fee/file/Instrument/microfilm No. 72991, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Sam Smith Deputy

Fee: \$10.00