

73075

#M-30853
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M81 Page 5593

DONALD RAY CHUM and JODY JEANNE CHUM,

convey(s) to JOHN DALTON, SR. and PEGGY DALTON, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 5 in Block 7, Tract No. 1003, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Conditions, restrictions as shown on the recorded plat of Third Addition to Moyine.
- 2) Regulations, including levies lines and assessments of South Suburban Sanitary District
- 3) An easement, including terms and provisions thereof, recorded april 5, 1940 in Book 128, page 267.
- 4) An easement, including terms and provisions thereof, recorded June 8, 1956, in Book 284, page 22.
- 5) Easements covering water mains running to well site as described in Bk 285, page 267.
- 6) An easement, including terms and provisions thereof, recorded November 21, 1974, in Book M-74, page 14988.
- 7) Mortgage, including terms and provisions thereof, in favor of State of Oregon, Dept. of*

"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 *Veterans' Affairs, recorded April 8, 1977, in Book M-77 at page 5948, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein. 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 \$59,000.00. *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.

Jody Jeanne Chum
Donald Ray Chum

STATE OF OREGON, County of Klamath)ss.April 1, 19 87.Personally appeared the above named Jody Jeanne Chuminstrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John Dalton, SR.
 1428 Tamera
 Klamath Falls, OR 97603

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

Mr. & Mrs. John Dalton, SR.
 1428 Tamera
 Klamath Falls, OR 97603

STATE OF OREGON,

ss.

County of _____

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

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

5594

GENERAL ACKNOWLEDGMENT

NO. 201

State of CALIFORNIACounty of ALAMEDA

SS.

On this the 2nd day of APRIL19 87, before me,

*****HELEN J. BARNES*****

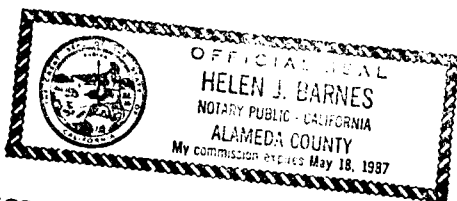
the undersigned Notary Public, personally appeared

*****DONALD RAY CHUM*****

☐ personally known to me☒ proved to me on the basis of satisfactory evidenceto be the person(s) whose name(s) IS subscribed to thewithin instrument, and acknowledged that HE executed it.

WITNESS my hand and official seal

Notary's Signature



7110 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4825 • Woodland Hills, CA 91364

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Companyof AprilA.D., 19 87at 3:29of Deeds

o'clock

P

M.,

the

3rd

day

on Page

5593and duly recorded in Vol. M87

FEE

\$14.00

Evelyn Biehn,

County Clerk

By [Signature]