

73182

S-30927

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 5783

B. SUE DEAN

convey(s) to EUGENE G. FERGUSON, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 534, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
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 \$ 26,099.02. ~~However, the actual consideration for this transfer is \$ 26,099.02. The whole of the consideration is hereby acknowledged by the grantor.~~

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 6 day of April, 19 87.

B. Sue Dean
B. Sue Dean

STATE OF OREGON, County of Klamath) ss.

On 6th day of April, 19 87.

Personally appeared the above named B. Sue Dean

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

Before me:

Sandra Handscher
Notary Public for Oregon

My Commission Expires: 7-23-89

B. Sue Dean

GRANTOR'S NAME AND ADDRESS

Eugene G. Ferguson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene G. Ferguson

4306 Clinton
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Eugene G. Ferguson

4306 Clinton
City, 97603
NAME, ADDRESS, ZIP

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/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.

NAME

TITLE

By _____ Deputy

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EXHIBIT "A"

DEAN to FERGUSON

SUBJECT TO:

5784

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Reservations and Restrictions, including the terms and provisions thereof, contained in Deed from Klamath Korporation to Fred Nitschlem,
Dated : October 11, 1911
Recorded : May 4, 1912
Book : 37
Page : 220
3. Conditions, restrictions as shown on the recorded plat of Mills Addition.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : David L. Doud and Dora May Crosby
Trustee : William L. Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association
of Klamath Falls, Oregon, a Corporation
Dated : June 22, 1977
Recorded : June 23, 1977
Book : M-77
Page : 11057
Amount : \$24,800.00

The above Trust Deed was assigned by instrument:
Recorded : September 23, 1981
Book : M-81
Page : 17273
To : Jackson County Federal Savings & Loan Assn.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 7th day
of April A.D., 19 87 at 11:59 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 5783
FEE \$14.00
By Evelyn Biehn, County Clerk