

73234

M30915

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

Vol. M87 Page 5883

RITA J. PEDERSON and CLARK D. PEDERSON

convey(s) to MELVIN E. KEEFER and MARGARET L. KEEFER, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

The North 130 feet of the South 260 feet of Lot 25, HOMELAND TRACTS #2, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of Enterprise Irrigation District and of South Suburban Sanitary District.
2. An easement recorded October 13, 1976 in Book M-76 at page 16119.
3. Reservations as set forth in deed recorded November 10, 1950 in Book 243 at page 293.

"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." X HAK M.E.K.

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 \$ 46,000.00. 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 8th day of April, 19 87.

Clark D. Pederson

Rita J. Pederson

STATE OF OREGON, County of Klamath)ss.On this 8th day of April, 19 87.Personally appeared the above named Rita J. Pederson and Clark D. PedersonInstrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 3-28-89

Rita J. & Clark D. Pederson

GRANTOR'S NAME AND ADDRESS

Melvin E. & Margaret L. Keefer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Melvin E. & Margaret L. Keefer

5845 Mack
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Melvin E. & Margaret L. Keefer

5845 Mack
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of April, 1987, at 3:14 o'clock P.M., and recorded in book/reel/volume No. M87 on page 5883 or as document/fee/file/instrument/microfilm No. 73234, 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