

73399

30913
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 6182

JOHN L. ERNEST

convey(s) to LARRY DEARING and NELLIE DEARING, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lot 24, Block 6, LYNNEWOOD FIRST ADDITION, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1140, Lynnewood First Addition.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 20, 1973 in Book M-73 at page 9383 and amended June 9, 1976 in Book M-76 at page 8487.

"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

See above

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 \$ 9,700.00. 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 10th day of April, 19 87.

x John L. Ernest

STATE OF OREGON, County of KLAMATH)ss.

APRIL 10 1987

Personally appeared the above named

JOHN L. ERNEST

and acknowledged the foregoing

instrument to be HIS voluntary act and deed.

Before me:

Sealed Page

Notary Public for

My Commission Expires: 4/24/89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL

NAME, ADDRESS, ZIP

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

KFFSL

540 MAIN

KFO.

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of April, 19 87, at 2:51 o'clock P. M., and recorded in book/reel/volume No. M87 on page 6182 or as document/fee/file/instrument/microfilm No. 73399, 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