

73459



#M30855

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 6277

JACK CHARLTON

convey(s) to NEEL DISTRIBUTING CO. OF KLAMATH BASIN, INC., hereinafter called grantor,
 County of KLAMATH, State of Oregon, described as:

Lot 12, Block 5, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 100 feet thereof and Lot 13, Block 5, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the South 110 feet thereof.

SUBJECT TO:

1. Conditions, restrictions shown on the recorded plat.
2. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.
3. Mortgage, in favor of Roy E. McClung and Stella C. McClung, husband and wife, recorded March 19, 1987 in Book M-87 at page 4521 and Assignment thereof recorded April 8, 1987 in Book M-87 at page 5884, which Grantee herein hereby assumes and agrees to pay.

"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 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 \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14 day of April, 19 87.

Jack Charlton

STATE OF OREGON, County of Klamath
 On this 14 day of April, 19 87.

Personally appeared the above named Jack Charlton
 instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: *Marlene V. Addington*
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Jack Charlton

GRANTOR'S NAME AND ADDRESS

Neel Distributing Co.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neel Distributing Co.

3105 Hilyard

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of April, 19 87, at 11:47 o'clock A M., and recorded in book/roll/volume No. M87 on page 6277 or as document/fee/file/instrument/microfilm No. 73459, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Fee: \$10.00

Evelyn Biehn, County Clerk

NAME

TITLE

By *Ann Smith* Deputy