

73764

#M30956


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)
Vol. 1187 Page 6821

ROSS L. CONNER and D. EILEEN CONNER, husband and wife

 convey(s) to RALPH E. CARRIER, DOROTHY M. CARRIER and JUNIOR ROSE, not as tenants in common but with full rights of survivorship all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4, Block 1, JUNIPER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Restrictions as shown on the recorded plat.
3. Terms and provisions contained in Deed recorded March 9, 1959 in Book 310 at page 371.

"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 \$ 9,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (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 19 day of April, 19 87.

Ross L. Conner
D. Eileen Conner

 STATE OF OREGON, County of Klamath)ss.

 On this 22nd day of April, 19 87.

Personally appeared the above named Ross L. Conner and D. Eileen Conner instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Harlene J. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-89

Ross L. Conner D. Eileen Conner

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ralph E. Carrier
 P.O. Box 79
 Sprague River OR 97639
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ralph E. Carrier
 P.O. Box 79
 Sprague River OR 97639
 NAME, ADDRESS, ZIP

 SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

 County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of April, 19 87, at 3:26 o'clock P.M., and recorded in book/roll/volume No. 1187 on page 6821 or as document/fee/file/instrument/microfilm No. 73764, 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

'87 APR 22 PM 3 26