

73948

S-30817

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 7158

ANITA G. KERR, who acquired title as ANITA G. WALDEN

convey(s) to RAYMOND SCHYLER BLUDWORTH and JANET E. BLUDWORTH, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in theLot 28, Block 3, Tract No. 1035, GATEWOOD, 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, including set back provisions and utility easements, but omitting restrictions, if any, based on race, color, religion or National origin as shown on the recorded plat of Gatewood.
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 : May 17, 1973

Book M-73 Page: 5995
 "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 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 \$ 53,000.00. ~~THE TRUE AND ACTUAL CONSIDERATION FOR THIS TRANSFER IS \$ 53,000.00. HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS THE WHOLE CONSIDERATION AND WHICH IS NOT SET OUT IN THIS INSTRUMENT. IF NOT APPLICABLE, SEE ORS 93.030X~~

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 22ND day of April, 19 87.

Anita G. Kerr
 Anita G. Kerr, who acquired title as
 Anita G. Walden

STATE OF OREGON, County of Klamath ss.April 24, 19 87.

Personally appeared the above named Anita G. Kerr, who acquired title as Anita G. Walden, her voluntary act and deed, and acknowledged the foregoing instrument to be:

Before me: Sandra Handrahan
 Notary Public for Oregon
 My Commission Expires: 7/23/89

Anita G. Kerr, who acquired title as Anita G. Walden

GRANTOR'S NAME AND ADDRESS

Raymond Schyler Bludworth
Janet E. Bludworth

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond S. Bludworth & Janet E. Bludworth
5181 Gatewood

Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of April, 19 87, at 2:37 o'clock P.M., and recorded in book/reel/volume No. M87 on page 7158 or as document/fee/file/instrument/microfilm No. 73948, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Fee: \$10.00 By Pam Smith Deputy

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