

74108

# Aspen

TITLE & ESCROW, INC.

## WARRANTY DEED (INDIVIDUAL)

Vol. M87

Page

7464

ROBERT JOHN BUEL and MARY E. BUEL

convey(s) to WILLIAM J. WEBER and IMO RAE WEBER, husband and wife, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 5, Block 1, Tract No. 1002, LA WANDA HILLS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of LaWanda Hills.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:

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3. Plevna Irrigation Ditch as shown on the recorded plat crossing the\*\*

\*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 \*\*Southeast corner of Lot 5. (Exact location not shown)

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 \$ 65,000.00. \*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 1st day of May, 1987.

x Robert John Buel

x Mary E. Buel

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

MARY E. BUELROBERT JOHN BUEL

and acknowledged the foregoing

instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for

My Commission Expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L

540 Main St

Klamath Falls OR 97601

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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of May, 19 87, at 10:26 o'clock A. M., and recorded in book/reel/volume No. M87 on page 7464 or as document/fee/file/instrument/microfilm No. 74108, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By

NAME

Deputy

Fee: \$10.00