

74286

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M87

Page

7769

S-30557

DIANA MARIA RYAN

convey(s) to EUGENE G. FERGUSON

, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

all that real property situated in the

Lot 8, Block 2, REPLAT OF BUREKER PLACE, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Bureker Place.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346

"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 \$ 33,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. (Delete between symbols if not applicable. See ORS 89.030)~~

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 2ND day of March, 19 87.

*Diana Maria Ryan*  
By her  
attorney at law  
Diana Maria Ryan  
*Benata Ryan*

STATE OF OREGON, County of Klamath )ss.On this 14 day of March, 19 87.Personally appeared the above named Diana Maria Ryan

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for OregonMy Commission Expires: 7-23-89

Diana Maria Ryan

GRANTOR'S NAME AND ADDRESS

Eugene G. Ferguson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene G. Ferguson

4306 Clinton

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of May, 19 87, at 3:52 o'clock P. M., and recorded in book/reel/volume No. M87 on page 7769 or as document/fee/file/instrument/microfilm No. 74286, 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