

74395

M30938
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 7940

HERB BRUGGEMAN and C. L. MC LAUGHLIN and BOBBEE L. MC LAUGHLIN

, hereinafter called grantor, convey(s) to BERNARD L. SIMONSEN and RHEA E. SIMONSEN TTES SIMONSEN FAMILY TRUST DATED 3-20-86, as to an undivided $\frac{1}{2}$ interest; and PAUL WILLIAM SIMONSEN**, all that real property situated in the County of Klamath, State of Oregon, described as:
 **as to an undivided $\frac{1}{2}$ interest.

The E1NE14 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to that portion of said premises lying within the limits of roads and highways.
2. Subject to rules and regulations of Fire Patrol District.

"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 \$ 12,000.00. 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.

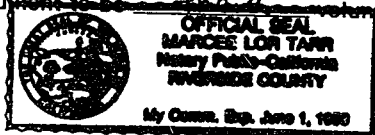
IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of April, 19 87.

● Herb Bruggeman

● C. L. McLaughlin
 ● Bobbie L. McLaughlin

CALIFORNIA
 STATE OF OREGON, County of Riverside)ss.
April 28, 19 87.

Personally appeared the above named C. L. McLaughlin AND Bobbee L. McLaughlin AND Herb Bruggeman instrument to be their voluntary act and deed. and acknowledged the foregoing



Before me: Marcee Lor Tarr
 Notary Public for Riverside County, CA
 My Commission Expires: 6-1-90

GRANTOR'S NAME AND ADDRESS

 GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees Above Named
30731 Via La Cresta
Rancho Palos Verdes, CA 90274
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Grantees Above Named
30731 Via La Cresta
Rancho Palos Verdes, CA 90274
 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 8th day of May, 19 87, at 3:18 o'clock P. M., and recorded in book/reel/volume No. M87 on page 7940 or as document/fee/file/instrument/microfilm No. 74395, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehg, County Clerk
 NAME TITLE

By Ann Smith Deputy

Fee: \$10.00