75686

Aspen
TITLE & ESCROW, INC.

Vol. M87 Page 10265

WARRANTY DEED (INDIVIDUAL)

S-31118

GERALD DON WARREN and JANICE JUNE WARREN, husband and wife _____ , hereinafter called grantor,

convey(s) to ___GARRY A. DEAL and MARILYN J. DEAL, husband and wife_____ all that real property situated in the

County of ____Klamath____ , State of Oregon, described as:

The Westerly 104 feet of the Easterly 233 feet in Lot 1 in Block 3 of MIDLAND HILLS ESTATES, in the County of Klamath, State of Oregon.

'87 JUN 12 PH 4 23

"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 DEPART-MENT TO VERIFY APPROVED USES." _GD. - MD_

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 PLAN-NING 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 in Exhibit "A" attached hereto____

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 $__48,500.00__ xXHoweverxthexactualxcon-
xsiderationxconsistsxofxorxincludesxotherxpropertyxorxvaluexgivenxorxpromisedxwhichxisxxxxxxxxxxpartxofxthe xxconsideration the whole
xindicatexwhichxtoxDeletexbetweenxsymbolsxifxnotxapplicablexSeexORSx93.030xx

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 _8th_ day of ____June____ ,
19 _87_.

Gerald Don Warren
Gerald Don Warren

Janice June Warren
Janice June Warren

STATE OF OREGON, County of ____Klamath____)ss.
On this _12th_ day of June ____ , 19 _87_.

Personally appeared the above named ____GERALD DON WARREN and JANICE
JUNE WARREN, husband and wife____ and acknowledged the foregoing
instrument to be ____their____ voluntary act and deed.

Before me: _Marlene Y. Addington_
Notary Public for ____Oregon____
My Commission Expires: _3-22-89_

____Gerald Don Warren____
____Janice June Warren____
GRANTOR'S NAME AND ADDRESS

____Garry A. Deal____
____Marilyn J. Deal____
GRANTEE'S NAME AND ADDRESS

After recording return to:
____Garry A. & Marilyn J. Deal____
____P. O. Box 76____
____Midland, Oregon 97634____
NAME, ADDRESS, ZIP

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

____
____
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,   ss.

County of ____
I certify that the within instrument
was received for record on the ____ day
of____ , 19___ ,
at ____ o'clock ____M., and recorded
in book/reel/volume No. ____ on
page ____ or as document/fee/file/
instrument/microfilm No. ____ ,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

____
NAME   TITLE

By ____ Deputy

FORM 885-2.5M

EXHIBIT "A"

SUBJECT TO:

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

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:
    Recorded   :   April 29, 1970
    Book   :   M-70
    Page   :   3339
    and further set out in Case No. 82-421-1 filed September 26, 1984

3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
    Grantor   :   Randall M. Montgomery and Linda K. Montgomery, husband and wife
    Trustee   :   William Sisemore
    Beneficiary   :   Klamath First Federal Savings and Loan Association
    Dated   :   May 8, 1978
    Recorded   :   May 9, 1978
    Book   :   M-78
    Page   :   9425
    Amount   : $36,500.00   Loan No.   :   01-11188
    WHICH, Said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Aspen Title Company _____
of _____ June _____ A.D., 19 _87_ at _4:23_ o'clock _P_ M., and duly recorded in Vol. _M87_ the _12th_ day
of _____ Deeds _____ on Page _10265_.

FEE $14.00

Evelyn Biehn,   County Clerk
By _____