

76197

ATC 31177
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

11181

Vol. M87 Page 11181

GRANT W. ELLIOTT and DOLORES A. ELLIOTT, husband and wife
 convey(s) to PAUL E. PRANGE and MARY D. PRANGE, husband and wife hereinafter called grantor,
 County of Klamath, State of Oregon, described as:

Lot 4, Block 7, LYNNEWOOD FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Lynnewood First Addition.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded July 20, 1973 in Book M-73 at page 9383, amended June 9, 1976 in Book M-76 at page 8487 and amended September 13, 1977 in Book M-77 at page 17035.

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

See 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 \$ 96,000.00. 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 26 day of JUNE, 19 87.

STATE OF OREGON, County of KLAMATH ss.

JUNE 26, 19 87.

Personally appeared the above named GRANT W. ELLIOTT & DOLORES A. ELLIOTT and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Maude A. Page
 Notary Public for OREGON
 My Commission Expires: 4/24/89

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>KFFSC</u>	
<u>SUO MININ</u>	
<u>NAME, ADDRESS, ZIP</u>	
Until a change is requested all tax statements shall be sent to the following address:	
<u>KFFSC</u>	
<u>SUO MININ</u>	
<u>NAME, ADDRESS, ZIP</u>	

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26 day of June, 19 87, at 1:23 o'clock P M., and recorded in book/reel/volume No. M87 on page 11181 or as document/fee/file/Instrument/microfilm No. 76197, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By P. Am Smith Deputy
 Fee: \$10.00

FORM 685-2.5M