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S-31183

WARRANTY DEED (INDIVIDUAL) RUDOLPH A. SCHMIDT and HELEN FIELDS, each as to an undivided 1/2 interest, as tenants in common convey(s) to HAROLD V. SPEETZEN and EVA J. SPEETZEN, husband and wife all that real property situated in the County of ___Klamath_ , State of Oregon, described as: Lots 13, 14, 15, 16 and 17, Block A, RAILROAD ADDITION TO THE CITY OF MALIN, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM, the Southerly 30 feet deeded to the City of Malin, recorded June 8, 1928, in Book 80 at page 442. 1. City Liens, if any, of the City of Malin. Conditions, restrictions as shown on the recorded plat of Railroad Addition to the City of Malin. "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." 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 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 \$_18,000.00 XXMAMASARXARASARX TO BE SOME WITH THE PROPERTY AND THE PROPERTY OF THE PROPERTY 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 29th day of 19 _87. WASHINGTON STATE OF OSSIGN, County of King)ss. _, 19<u>87</u>. Personally appeared the above named _ Rudolph A. Schmidt and acknow _ voluntary act and deed. Before me: Notary Public for Tacoma My Commission Expires: Rudolph A. Schmidt STATE OF OREGON, Helen Fields County of ... GRANTOR'S NAME AND ADDRESS I certify that the within instrument Harold V. Speetzen was received for record on the <u>Eva J. Speetzen</u> o'clock∠ GRUNTEE'S NAME AND ADDRESS M., and recorded in book/reel/volume No. SPACE RESERVED QΠ page Harold V. Speetzen & Eva J. Speetzen FOR _ or as document/fee/file/ RECORDER'S USE instrument/microfilm No. _ 2309 Market Street Record of Deeds of said county. Malin, Oregon 97632 NAME, ADORESS, ZIP Witness my hand and seal of County affixed.

d all tax statements shall be sent to the following aridress.

Harold V. Speetzen & Eva J. Speetzen

2309 Market Street

Malin, Oregon 97632

TITLE

Deputy

STATE OF OREGON,)
County of Klamath	ss.
BE IT REMEMBERED, T before me, the undersigned, a Nota named Helen Fields	That on this 2nd day of July , 1987, ry Public in and for said County and State, personally appeared the within
known to me to be the identical i	individual described in and who executed the within instrument and executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. Notary Public for Oregon. My Commission expires 7/23/89
STATE OF OREGON: COUNTY OF KLAMA	ТН: ss.
Filed for record at request of Aspen of A.D., 19 87 of Of Deed FEE \$14.00	Title & Escrow the 2nd down
	Allsch.

FEE