

77037



#M-31207

Aspen

TITLE &amp; ESCROW, INC.

Vol. M87 Page 12691

## WARRANTY DEED (INDIVIDUAL)

DALE W. KEY and VERYL J. KEY, husband and wife

convey(s) to SHERYL L. ROJO, an unmarried woman, and RALPH R. BAKER and BILLIE A. BAKER, husband and wife, not as tenants\*\* all that real property situated in the County of Klamath, State of Oregon, described as:

\*\*in common, but with full rights of survivorship

The Southeasterly 30 feet of Lot 3 and the Northwesterly 30 feet of Lot 4, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, according to an instrument executed by Robert M. Kennicott, Donald O. Dysert and Harry M. Daum, dated August 22, 1956, recorded September 10, 1956 in Book 12 at page 250, Miscellaneous Records of Klamath County, Oregon.

By an instrument recorded July 9, 1959 in Book 314 at page 80, Deed Records of Klamath County, Oregon, the above shown restrictions were modified.

"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 FEETITLE 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 AS LISTED 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 \$ 30,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 14th day of July, 19 87.

Dale W. Key  
Verlyl J. Key

STATE OF OREGON, County of Klamath )ss.July 14, 19 87.

Personally appeared the above named DALE W. KEY and VERYL J. KEY, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for OregonMy Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees  
P.O. Box 733  
Klamath Falls, OR 97601

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

Grantees  
As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of July, 19 87, at 3:09 o'clock P. M., and recorded in book/reel/volume No. M87 on page 12691 or as document/fee/file/instrument/microfilm No. 77037, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Phyllis Smith Deputy  
Fee: \$10.00