

77495



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol M87 Page 13550

DAVID V. MAC GILLIVRAY

convey(s) to TOD ALAN HUNSAKER and ANGELA QUINLAN HUNSAKER, hereinafter called grantor,
and wife
County of Klamath, State of Oregon, described as:

The Northerly 55 feet of Lots 4 and 5, Block 12, Tract No. 1143, RESUB-DIVISION OF A PORTION OF BLOCKS 11, 12, 13 and 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of vacated Buena Vista Street adjacent to the north line of said Lots 4 and 5, vacated by Ordinance #6195, recorded January 12, 1978 in Book M-78 at page 22875 and re-recorded November 15, 1979 in Book M-79 at page 26923, Microfilm Records.

SUBJECT TO:

1. Taxes for the year 1987-88 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, restrictions as shown on the recorded plat of Tract **

"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 \$ 54,000.00. *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.

19 87 IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of July.

**No. 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, Buena Vista Addition.

David V. MacGillivray
David V. MacGillivray

STATE OF OREGON, County of Klamath)ss.

July 29, 19 87
Personally appeared the above named David V. MacGillivray

instrument to be his voluntary act and deed.

and acknowledged the foregoing

Before me:

David V. MacGillivray
Notary Public for Oregon

My Commission Expires: 7-6-90

David V. MacGillivray

GRANTOR'S NAME AND ADDRESS

Tod Alan and Angela Quinlan Hunsaker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of July, 19 87, at 11:30 o'clock A. M., and recorded in book/reel/volume No. M87 on page 13550 or as document/fee/file/Instrument/microfilm No. 77495, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith

Deputy

Fee: \$10.00

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