

77605



Aspen

TITLE & ESCROW, INC.

Vol. 1281

Page

13737

S-31201

WARRANTY DEED (INDIVIDUAL)

BETTY ANN GIBSON who took title as BETTY A. GRANGE, also known as BETTY A. HARVEY
convey(s) to CARLOS H. BARAJAS and JULIA D. BARAJAS, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

The Southerly 47 feet of Lots 23, 24 and 25, Block 3, INDUSTRIAL ADDITION
TO THE CITY OF KLAMATH FALLS, OREGON, 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. Conditions, restrictions as shown on the recorded plat of Industrial Addition.
3. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Mortgagor : John D. Monett and Mary L. Monett, husband and wife
Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs

Dated : May 31, 1977
Recorded : May 31, 1977

"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." *JB C.B.*

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
Book : M-77 Page: 9455 Amount: \$29,450.00

SAID MORTGAGE, THE Grantee herein agrees to assume and pay.

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 the property interest conveyed which is the whole consideration (indicate which symbol is 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 22 day of July, 19 87.

Betty Ann Gibson

BETTY ANN GIBSON who took title as
BETTY A. GRANGE, also known as
BETTY A. HARVEY

STATE OF OREGON, County of Klamath

ss. *Betty A. Harvey*

On this 31 day of July, 19 87.

Personally appeared the above named BETTY ANN GIBSON who took title as BETTY A. GRANGE also known as BETTY A. HARVEY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Sandra Handwerker

Notary Public for Oregon

My Commission Expires: 7-23-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carlos H & Julia D. Barajas
1016 Owens
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within Instrument was received for record on the 31 day of July, 19 87, at 3:21 o'clock P M., and recorded in book/reel/volume No. M87 on page 13737 or as document/fee/file/Instrument/microfilm No. 77605, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By 72m Smith Deputy

Fee: \$10.00

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