

04-13428

#31311
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 14380

77975

ALBERT E. SHELLEY

convey(s) to DOROTHY L. VINCENT

, hereinafter called grantor,

County of Klamath

, State of Oregon, described as:

all that real property situated in the

Lots 5 and 6, Block 10, CHELSEA ADDITION TO 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. Conditions, restrictions as shown on the recorded plat of Chelsea Addition.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. Taxes for the year 1987-88 are now a lien but not yet payable.

"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 \$ 54,500.00. 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 11th day of August, 19 87.

Albert E. Shelley

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

ALBERT E. SHELLEY

and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 7-6-90

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of August, 19 87, at 11:30 o'clock A. M., and recorded in book/reel/volume No. M87 on page 14380 or as document/fee/file/ instrument/microfilm No. 77975, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ram Smith Deputy

Fee: \$10.00

FORM 685-2.5M

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL

540 Main ST

KFO 97601

NAME, ADDRESS, ZIP

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

KFFSL

540 Main ST

KFO 97601

NAME, ADDRESS, ZIP