

78271

#M-31274
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 14861

JOHN LUNDBERG and DONNA LUNDBERG, husband and wife

convey(s) to LARRY SHIPMAN and ELAINE SHIPMAN and ALEX T. CAMAILLE and LARENA CAMAILLE, not as tenants in common, but with full rights all that real property situated in the County of Klamath, State of Oregon, described as: of survivorship

Lots 1 and 2, Block 1, FIRST ADDITION TO BUENA VISTA, 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 First Addition to Buena Vista.
3. 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 AS 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 \$6,000.00. 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. IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of July, 19 87.

John Lundberg
Donna Lundberg

STATE OF OREGON, County of Klamath)ss.

August 4, 19 87.

Personally appeared the above named JOHN LUNDBERG and DONNA LUNDBERG, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Harlene V. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
Co 1030 Bismark
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Grantees
Co 1030 Bismark
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of August, 19 87, at 3:35 o'clock PM., and recorded in book/reel/volume No. M87 on page 14861 or as document/fee/file/instrument/microfilm No. 78271, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Frank Smith Deputy

Fee: \$10.00

FORM 685-2.5M

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