

ATE 31235
WARRANTY DEED (INDIVIDUAL)

78286

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DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife, hereinafter called grantor, convey(s) to

DANIEL S. NEY and MARGARET C. NEY, husband and wife as tenants by the entirety,

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 7, Block 3, Tract 1155, TWIN RIVER VIEW, ----- in the County of Klamath, State of Oregon,

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

new covenant(s) that grantor is the owner of the above described property free of all encumbrances except new first Deed of Trust for \$11,500.00

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 \$ 14,500.00

Dated this 6th day of July, 1987.

Donald M. Lefler

Phyllis E. Lefler

STATE OF OREGON, County of Klamath) ss.

July 11, 1987 personally appeared the above named Donald M. Lefler and Phyllis E. Lefler* and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Bonnie M. Kucher

Notary Public for Oregon

My commission expires: 11-5-90

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LEFLER

TO

NEY

After Recording Return to:

Mr. & Mrs. Daniel S. Ney
2747 Atherwood Avenue
Simi Valley, Ca. 93065

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of August, 1987 at 11:03 o'clock A.M. and recorded in book M87 on page 14890 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

Klamath County Clerk

Title

By

Sam Smith

Deputy

Fee: \$10.00