

78619

S-31382

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

Vol. 184 Page 15546

FLORENCE E. HECKENLIVELY also known as FLORENCE ETHEL HECKENLIVELY

convey(s) to RONALD O. BEHNKE and AVENELLE BEHNKE, husband and wife, hereinafter called grantor,

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

Lot 2, Block 32, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 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." R/S A/S

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 Those set out in Exhibit "A" attached hereto

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 \$ 32,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ~~or delete between symbols if not applicable~~ See ORS 93.090

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 24 day of August, 19 87.

Florence E. Heckenlively
FLORENCE E. HECKENLIVELY, also known as
FLORENCE ETHEL HECKENLIVELY

STATE OF OREGON, County of Klamath)ss.
On this 27 day of August, 19 87.

Personally appeared the above named FLORENCE E. HECKENLIVELY, also known as FLORENCE ETHEL HECKENLIVELY
instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: Sandra Handsaker
Notary Public for Oregon
My Commission Expires: 7-23-89

Florence E. Heckenlively aka
Florence Ethel Heckenlively

GRANTOR'S NAME AND ADDRESS

Ronald O. Behnke
Avenelle Behnke

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald O. Behnke and Avenelle Behnke
13704 Tennant Rd.
Macedon, CA 96058
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By Deputy

19 87 AUG 27 PM 4 19

EXHIBIT "A"

15547

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Fifth Addition to Klamath River Acres.
2. 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.
3. Subject to rules and regulations of Fire Patrol District.
4. Mortgage, including the terms and provisions thereof to secure the amount noted below, and other amounts secured thereunder, if any:
Mortgagor : Carroll E. Heckenlively and Florence E. Heckenlively,
Mortgagee : husband and wife
: State of Oregon, represented and acting by the
Dated : Director of Veterans' Affairs
Recorded : July 30, 1980
Book : July 30, 1980
Page : M-80
Amount : 14159
: \$31,680.00
5. This property lies within and is subject to the levies, liens and assessments of Klamath River Acres Road District.
6. Taxes for the year 1987-1988 are now a lien, but not yet payable.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Company
on this 27th day of August A.D., 19 87
at 4:19 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 15546
Evelyn Biehn, County Clerk
By [Signature]
Fee, \$14.00 Deputy.