

78879

S-31346

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

Vol. M87 Page 15999

DONALD O. WARREN, M.D.

convey(s) to CHARLES B. HOY and NADINE HOY, husband and wife, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lots 1 and 2, Block 38, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sixth Addition to Klamath River Acres.
2. Taxes for the year 1987-1988 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 those 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 \$ 8,500.00. However, the actual consideration is the whole consideration between the parties to this deed.

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 20 day of August, 19 87.

Donald O. Warren M.D.
DONALD O. WARREN, M.D.

STATE OF OREGON, County of Lincoln) ss.
On this 20th day of August, 19 87.

Personally appeared the above named Donald O. Warren, M.D.
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: Burton G. Sweeney
Notary Public for Oregon
My Commission Expires: 11-13-87

Donald O. Warren

GRANTOR'S NAME AND ADDRESS

Charles B. Hoy
Nadine Hoy

GRANTEE'S NAME AND ADDRESS

Charles B. & Nadine Hoy
15906 Bald Eagle Ct
Klamath Falls, OR 97601

After recording return to:

Charles B. & Nadine Hoy
15906 Bald Eagle Ct
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 3rd day of September, 19 87, at 11:27 o'clock A. M., and recorded in book/reel/volume No. M87 on page 15999 or as document/fee/file/instrument/microfilm No. 78879.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Ann Smith Deputy

Fee: \$10.00