

73022

M 31432

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

Vol. M81 Page 16260

VERA C. PHILAJA

convey(s) to HARVEY BEENEY

County of Klamath

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

The Westerly 99.85 feet of Lots 1 and 2, Block 6, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

SEP 8 AM 11 36

"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 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 \$24,000.00. 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 1st day of September 19 87.

Vera C. Philaja

STATE OF OREGON, County of Klamath

September 2, 1987. ss.

Personally appeared the above named VERA C. PHILAJA

Instrument to be her voluntary act and deed.

and acknowledged the foregoing

Before me: Barbara J. 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:

Grantee
P.O. Box 1164
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Grantee
P.O. Box 1164
Klamath Falls, OR 97601

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.

NAME

By

TITLE

Deputy

FORM 685-2.5M

EXHIBIT "A"

16261

1. Taxes for the year 1987-88 are now a lien but not yet payable.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Reservations and exceptions shown in deed from Manhattan Company, a corporation to Lloyd M. Dent, dated July 21, 1937, recorded July 23, 1937 in Book 111 at page 27, Deed Records of Klamath County, Oregon.
4. Agreement for Exemption from Klamath Irrigation District, including the terms and provisions thereof recorded January 2, 1986 in Book M-86 at page 31432.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Company

on this 8th day of Sept. A.D. 19 87
at 11:36 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 16260

Evelyn Biehn, County Clerk

By

Pam Smith

Deputy.

Fee, \$14.00