

80231

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

Vol. 181 Page 18277

JAMES EDWARDS and TRAN NGHI EDWARDS

convey(s) to PERRY L. WELKER and PAULETTA Z. WELKER, husband and wife, hereinafter called grantor,

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

Lot 15, Block 2, Tract 1002, LA WANDA HILLS, 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."

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
SEE ATTACHED EXHIBIT "A"

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 \$ 16,000.00. "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 29 day of September, 19 87.

James Edwards 9/29/87
Tran N Edwards 9/29/87

CALIFORNIA

STATE OF ~~OREGON~~, County of Los Angeles ss.

On this 29 day of September, 19 87.

Personally appeared the above named James Edwards and Tran Nghi Edwards

and acknowledged the foregoing

instrument to be their voluntary act and deed.



Before me:

John W. Hawkins Jr.
Notary Public for California
My Commission Expires: 12-25-90

James & Tran Nghi Edwards

GRANTOR'S NAME AND ADDRESS

Perry L. & Pauletta Z. Welker

GRANTEE'S NAME AND ADDRESS

After recording return to: ATC

Perry L. & Pauletta Z. Welker

NAME, ADDRESS, ZIP

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

Perry L. & Pauletta Z. Welker

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
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 TITLE
By _____ Deputy

SPACE RESERVED
FOR
RECORDERS USE

OCT 7 PM 3 29

EXHIBIT "A"

18278

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Declaration of Conditions and Restrictions, recorded November 14, 1975 in Book M-75 at page 14401.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 7th day
of October A.D., 19 87 at 3:29 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 18277.
By Evelyn Blehn, County Clerk
PAM Smith

FEE \$14.00