

80254

S-31494

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 18317

MARY L. CHARBONNEAU, as to an undivided  $\frac{1}{2}$  interest  
convey(s) to STEVEN R. LATHROP and CHRISTIE REED-LATHROP, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lot 27, Block 1, 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 Klamath River Acres.
2. Subject to the proposed formation of Klamath River Acres Special Road District, filed January 30, 1975, in County Commissioner's Journal.
3. 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.
4. 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 \$ 17,450.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23 day of September, 19 87.

Mary L. Charbonneau  
Mary L. Charbonneau

MAINE  
STATE OF OREGON, County of Anasocoggin ss.

On this 3<sup>RD</sup> day of October, 19 87.

Personally appeared the above named Mary L. Charbonneau and acknowledged the foregoing

instrument to be her voluntary act and deed.

Before me:

L. Elizabeth Hoy  
Notary Public for

My Commission Expires:

LOIS ELIZABETH HOY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 27, 1993

Mary L. Charbonneau

GRANTOR'S NAME AND ADDRESS

Steven R. Lathrop  
Christie Reed-Lathrop

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven R. Lathrop & Christie Reed-Lathrop  
9706 Puckett Lane  
Klamath Falls, OR 97601

Until a change in requested all tax statements shall be sent to the following address:

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of October, 19 87, at 11:03 o'clock A. M., and recorded in book/reel/volume No. M87 on page 18317 or as document/fee/file/instrument/microfilm No. 80254, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Phyllis Smith Deputy

Fee: \$10.00

FORM 665-25M