

80355

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1887 Page 18474

KENNETH L. ALLRED and ESTHER E. ALLRED, husband and wife
convey(s) to KARL J. SCHWARTZ, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

The N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 27, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a 40 foot easement for road and utility purposes along the Westerly boundary of the S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 27, Township 40 South, Range 11 East of the Willamette Meridian.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. 1987-88 taxes

"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 AS SET FORTH HEREINABOVE

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 5th day of October, 19 87.

Kenneth L. Allred
Esther E. Allred

STATE OF OREGON, County of Klamath)ss.

On this 5th day of October, 19 87.

Personally appeared the above named Kenneth L. Allred and Esther E. Allred instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Darlene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Kenneth L. & Esther E. Allred

GRANTOR'S NAME AND ADDRESS

Karl J. Schwartz

GRANTEE'S NAME AND ADDRESS

After recording return to:

Karl J. Schwartz

P.O. Box 473

Merrill, OR

NAME, ADDRESS, ZIP

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

Karl J. Schwartz

P.O. Box 473

Merrill, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of October, 19 87, at 4:24 o'clock P.M., and recorded in book/reel/volume No. M87 on page 18474 or as document/fee/file/Instrument/microfilm No. 80355, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Phyllis Smith Deputy

Fee: \$10.00