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S31557

Aspen

TITLE & ESCROW, INC. Vol. M87 Page 18752
WARRANTY DEED (INDIVIDUAL)

CAROL M. BEASWORRICK

_____, hereinafter called grantor,
 convey(s) to DELMAR J. FERGUSON and CRYSTAL J. FERGUSON, husband and wife
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lots 1, 2, 3, 14, 15 and 16, Block 3, in Unincorporated Town of Beatty, in the
 County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. 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.

"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 \$ 30,000.00. *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 12th day of October, 19 87.

Carol M. Beasworrick

STATE OF OREGON, County of Klamath)ss.

On this 16th day of October, 19 87.

Personally appeared the above named Carol M. Beasworrick

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me

Sandra Handscher
 Notary Public for Oregon

My Commission Expires: 7-23-89

Carol M. Beasworrick

GRANTOR'S NAME AND ADDRESS

Delmar J. & Crystal J. Ferguson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Delmar J. & Crystal J. Ferguson

P.O. Box 65
Beatty, OR 97621
 NAME, ADDRESS, ZIP

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

Delmar J. & Crystal J. Ferguson

P.O. Box 65
Beatty, OR 97621
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of October, 19 87, at 11:37 o'clock A. M., and recorded in book/reel/volume No. M87 on page 18752 or as document/fee/file/instrument/microfilm No. 80523, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bonetha A. Letch Deputy

Fee \$10.00

FORM 685-2.5M