

80752

#S31402  
**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. M87 Page 19102

MYRTLE SKOGLUND

convey(s) to ROBERT J. WHEELER and THERESA K. WHEELER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as:

Lots 50 and 51, ROSELAWN, a subdivision of Block 70 of BUENA VISTA ADDITION TO THE  
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, TOGETHER WITH  
that portion of vacated alley which inures thereto.

"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 DEPART-  
MENT 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 PLAN-  
NING 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 \$ 47,900.00. "However, the actual con-  
sideration 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.

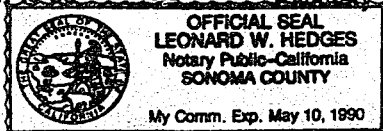
IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of October,  
19 87.

Myrtle Skoglund

CALIFORNIA  
STATE OF OREGON, County of Sonoma, ss.  
On this 19 day of October, 19 87.

Personally appeared the above named Myrtle Skoglund

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



Before me:

[Signature]  
Notary Public for California  
My Commission Expires: \_\_\_\_\_

Myrtle Skoglund

GRANTOR'S NAME AND ADDRESS

Robert J. & Theresa K. Wheeler

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert J. & Theresa K. Wheeler

1717 Salsman  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Robert J. & Theresa K. Wheeler

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

87 OCT 22 PM 3 26

19103

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions as shown on the recorded plat.
3. Easement, in favor of California Oregon Power Company, recorded April 18, 1927 in Book 75 at page 399."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 22nd day  
of October A.D., 19 87 at 3:26 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 19102.

FEE \$15.00

Evelyn Biehn, County Clerk

By *Edna Smith*