

81772

#M31634

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Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

DOROTHY M. BALDWIN, who acquired title as DOROTHY M. FODGE
convey(s) to CAROLYNN ANDERSON, hereinafter called grantor,

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

All that portion of Lots 1, 2, 3 and 4, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, lying South of the line which is parallel with and distant from the South line of Canby Street 121 feet, in the County of Klamath, State of Oregon.

SUBJECT TO:

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

"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." CA

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 AS NOTED HEREIN

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 \$ 38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole (indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the consideration

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 87 day of November

Dorothy M. Baldwin

STATE OF OREGON, County of Klamath ss.

On this 16 day of November, 19 87.

Personally appeared the above named Dorothy M. Baldwin

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

Before me:

W. Lawrence T. Addison
Notary Public for Oregon
My Commission Expires: 3-22-89

Dorothy M. Baldwin

GRANTOR'S NAME AND ADDRESS

Carolynn Anderson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carolynn Anderson
1125 East Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Carolynn Anderson
1125 East Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of November, 19 87, at 12:16 o'clock P. M., and recorded in book/reel/volume No. M87 on page 20967 or as document/fee/file/instrument/microfilm No. 81772, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$10.00