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#C31692



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1187 Page 21614

EUGENE G. FERGUSON

convey(s) to FRANCES F. OWINGS

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

Lot 8, Block 2, REPLAT OF BUREKER PLACE, in the County of Klamath, State of Oregon.

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 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 \$36,500.00. 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 30th day of November, 19 87.

Eugene G. Ferguson

STATE OF OREGON, County of Klamath)ss.

On this 30th day of November, 19 87.

Personally appeared the above named Eugene G. Ferguson

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Deborah Johnson
Notary Public for Oregon
My Commission Expires: 1-15-90

Eugene G. Ferguson

GRANTOR'S NAME AND ADDRESS

Frances F. Owings

GRANTEE'S NAME AND ADDRESS

Frances F. Owings

4306 Clinton

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Frances F. Owings

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 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.

By NAME TITLE Deputy

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District and of South Suburban Sanitary District.
3. Trust Deed recorded May 6, 1987 in Book M-87 at page 7724, and assigned by instrument recorded May 6, 1987 in Book M-87 at page 7728, which Trust Deed Grantee herein hereby assumes and agrees to pay and hold Grantor herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 2nd day
of December A.D., 19 87 at 10:23 o'clock A M., and duly recorded in Vol. M87,
of Deeds on Page 21614.
By Evelyn Biehn, County Clerk
[Signature]

FEE \$15.00