

82212

#M-31745
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 21775

NANCY J. GOECKNER

convey(s) to STEVEN J. CHRONISTER and SHERRI L. CHRONISTER, hereinafter called grantor,
wife husband and
 County of Klamath, State of Oregon, described as:

Lot 6 in Block 1, PINE GROVE RANCHETTES, in the County of Klamath,
 State of Oregon.

SUBJECT TO:

- 1) Conditions and restrictions as shown on the recorded plat of Pine Grove Ranchettes.
- 2) Declaration of Conditions and Restrictions, recorded 10-7-70 in Book M-70 at page 8985 and Amended 9-8-72 in Book M-72 at page 10125.
- 3) Levies, liens and assessments of Mallory Enterprises Public Utility as disclosed by Deed recorded 4-14-87 in Book M-87 at page 6240
- 4) Subject property lies within and is subject to levies, liens and**

"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
 *assessments of Pine Grove Highlands Road District.

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 \$ 5,500.00. 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 2nd day of December, 19 87.

Nancy J. Goeckner
 Nancy J. Goeckner

STATE OF OREGON, County of Klamath)ss.

December 3, 19 87.

Personally appeared the above named Nancy J. Goeckner
 instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Wardene T. Addington
 Notary Public for Oregon

My Commission Expires: 3-22-89

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of December, 19 87, at 10:57 o'clock A. M., and recorded in book/reel/volume No. M87 on page 21775 or as document/fee/file/instrument/microfilm No. 82212, 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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Steven J. Chronister
6118 Logan Drive
Klamath Falls OR 97603
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Steven J. Chronister
6118 Logan Drive
Klamath Falls OR 97603
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

97 DEC 4 AM 10 57