

82298

#M31640

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 187 Page 21936

EARL H. JOHNSON

convey(s) to R. E. DOWELL, hereinafter called grantor,County of Klamath, State of Oregon, described as:

The East 110 feet of Lots 1 and 2, Block 4, SECOND ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

'87 DEC 7 PM 3 35

"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." *AKR*

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 \$ 42,000.00. 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 20th day of November, 19 87.

Earl H. Johnson

STATE OF OREGON, County of Klamath)ss.

On this 20th day of November 20, 19 87.

Personally appeared the above named Earl H. Johnson

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

Before me:

Barlene P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Earl H. Johnson

GRANTOR'S NAME AND ADDRESS

R. E. Dowell

GRANTEE'S NAME AND ADDRESS

R. E. Dowell

1831 Kimberly Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

After recording return to:

R. E. Dowell

1831 Kimberly Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of _____ ss.

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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Regulations, including levies, assessments, water and irrigation rights and easements of Klamath Irrigation District and of South Suburban Sanitary District.
3. Mortgage in favor of State of Oregon, recorded November 7, 1974 in Book M-74 at page 14375, which Grantee herein does not assume nor agree to pay.
4. Any improvement located on the insured property which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 7th day
of December A.D., 19 87 at 3:36 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 21936.

FEE \$15.00

Evelyn Biehn, County Clerk
By 