



#M31840

Aspen
TITLE & ESCROW, INC.Vol. m88 Page 368

83274

WARRANTY DEED (INDIVIDUAL)

THEODORE STANKE and MILDRED STANKE also known as MILDRED T. STANKE, husband and wife
convey(s) to JAMES C. MC CLELLAN, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lots 14, 15, 16, 17, 19 and 20, Block 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, 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 THOSE OF RECORD AND THOSE APPARENT ON THE LAND

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 \$ 79,900.00. 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 7th day of January, 19 88.

Theodore Stanke
Mildred Stanke

STATE OF OREGON, County of Klamath)ss.

On this 7th day of January, 19 88.

Personally appeared the above named Theodore Stanke and Mildred Stanke
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Evelyn Biehn
Notary Public for Oregon
My Commission Expires: 1-15-90



Theodore & Mildred Stanke

GRANTOR'S NAME AND ADDRESS

James C. McClellan

GRANTEE'S NAME AND ADDRESS

After recording return to:

James C. McClellan

4939 Sumac Ct.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

James C. McClellan

same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of January, 19 88, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M88 on page 368 or as document/fee/file/instrument/microfilm No. 83274, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Sam Smith Deputy

Fee: \$10.00

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