

84069



M-31913

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M88 Page 1643

STEPHEN R. FABRICK and LORE M. FABRICK, husband and wife

convey(s) to HERBERT LEO PRICE and ERIK JORGENSEN, tenants in common, hereinafter called grantor,County of Klamath, State of Oregon, described as: all that real property situated in the

The Southerly half of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at the most Southerly corner of said Lot 5; thence Northeasterly and parallel with Jefferson Street (formerly Bush Street) 65 feet to the corner common to Lots 5, 6, 3 and 4 of said Block 53; thence Northwesterly along the line between Lots 5 and 6 of said Block, 60 feet; thence Southwesterly and parallel with Jefferson Street 65 feet to the Easterly line of Seventh Street; thence Southeasterly along said line of Seventh Street 60 feet to the place of beginning.

SUBJECT TO:

- 1) Conditions, restrictions as shown on the recorded plat of Nichols Addition.
- 2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

"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 as specifically set forth hereinabove

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 \$ 28,000.00. 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 21st day of January, 19 88.

WASHINGTON
STATE OF OREGON, County of KING) ss.
Jan 21, 19 88

Personally appeared the above named Stephen R. Fabrick and Lore M. Fabrick and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Madonna A. Clapton
Notary Public for
My Commission Expires: 11-22-88

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
<u>Grantees Named Above</u>
<u>H.C. 30, Box 89-C,</u>
<u>Chiloquin, OR 97624</u>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
<u>Grantees Named Above</u>
<u>H.C. 30, Box 89-C,</u>
<u>Chiloquin, OR 97624</u>
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of February, 19 88, at 1:52 o'clock P. M., and recorded in book/reel/volume No. M88 on page 1642 or as document/fee/file/instrument/microfilm No. 84069, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pratt Smith Deputy

Fee: \$10.00