

84087

#S31923 Vol. 1788 Page 1671

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

LOIS W. ADKINS

convey(s) to FREDERIC D. PISOR and DORIS M. PISOR, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 \$ 14,500.00. 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 19 day of January, 19 88.

Lois W. Adkins

STATE OF OREGON, County of Klamath ss.

On this 10th day of January, 19 88.

Personally appeared the above named Lois W. Adkins

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me: *Sandra Handscher*
Notary Public for Oregon
My Commission Expires: 7-23-88

Lois W. Adkins

GRANTOR'S NAME AND ADDRESS

Frederic D. Pisor & Doris M. Pisor

GRANTEE'S NAME AND ADDRESS

After recording return to: HT & C

Frederic D. Pisor & Doris M. Pisor

NAME, ADDRESS, ZIP

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

Frederic D. Pisor & Doris M. Pisor

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the 10th day of January, 19 88, at 10 o'clock AM, and recorded in book/reel/volume No. 1788 on page 1671 or as document/fee/file/instrument/microfilm No. 1788, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Sandra Handscher Deputy

EXHIBIT "A"

1672

All that portion of Lot 1, Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, to-wit:

Beginning on the Easterly line of Lincoln (formerly Washington) Street 40 feet Southerly from the Northerly corner of Lot 1 of said Block and Addition; thence Easterly at right angles to Lincoln Street 84½ feet; thence Southerly and parallel with Lincoln Street 40 feet to the Southerly line of said Lot 1; thence Westerly along the Southerly line of said Lot 1, 84½ feet to the Easterly line of Lincoln Street; thence Northerly along the Easterly line of Lincoln Street, 40 feet to the place of beginning,

TOGETHER WITH an easement for a private driveway over the property adjoining the above on the North as shown by deed from Annie E. Hensley to Margaret B. Weaver recorded December 21, 1937 in Book 113 of Deed Records of said County of Klamath at page 427 thereof.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat.
3. Mortgage in favor of CP National Corporation, recorded May 5, 1986 in Book M-86 at page 7732, which Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 5th day of February A.D., 19 88 at 11:01 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 1671.

FEE \$15.00

Evelyn Biehn, County Clerk

By Ram Smith