

85231

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

STEPHEN W. DUNC and JOAN E. DUNC, husband and wife, hereinafter called grantor,
convey(s) to WILLIAM J. DI BRITO and MICHELLE K. DI BRITO, husband and wife
County of Klamath, State of Oregon, described as:

Lots 7 and 8, Block 45, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

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 of Hillside Addition to the City of Klamath Falls.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded May 12, 1927 in Book 70 at page 420 and Book 83 at page 19, Deed Records, as to "no dwelling shall be erected on said premises to cost less than \$3,500.00 unless plans for same are approved."

"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 above

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 \$ 56,000.00. 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 8 day of March, 19 88.



Stephen W. Dunc
Stephen W. Dunc
Joan E. Dunc
Joan E. Dunc
ss.

STATE OF OREGON, County of Shoshone, 19 88.

Personally appeared the above named Stephen W. Dunc and Joan E. Dunc and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Joanne J. Hall
Notary Public for State of Washington
My Commission Expires: 1/15/89

Stephen W. Dunc and Joan E. Dunc
4829 183 Place SW
Lynnwood, Washington 98036
GRANTOR'S NAME AND ADDRESS

William J. DiBrito and Michelle K. DiBrito
2046 Huron St.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of March, 19 88, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3581 or as document/fee/file/instrument/microfilm No. 85231, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk
NAME TITLE
By Pam Smith Deputy

Fee: \$10.00