

86091

#M-32156
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M 88 Page 5446

WILLIAM S. LAND and FAYE L. LAND, husband and wife
convey(s) to OLIVER J. RADTKE, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 15 in Block 42 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Conditions, restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2.
- 2) Subject to rules and regulations of Fire Patrol District.
- 3) Property described herein lies within and is subject to the levies liens and assessments of Klamath Forest Estates Road District.
- 4) Subject to an undivided $\frac{1}{2}$ interest in oil, gas and mineral rights as reserved in Deed recorded 6-11-36 in Book 106 at page 460, Deed Records, Klamath County, 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." *X OR*

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 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 \$ 54,900.00. 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 7th day of April, 19 88.

William S. Land
Faye L. Land

STATE OF OREGON, County of Klamath)ss.
April 8, 1988.

Personally appeared the above named William S. Land and Faye L. Land and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: W. Darlene D. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

LAND, William S. & Faye L.
GRANTOR'S NAME AND ADDRESS

RADTKE, Oliver J.
GRANTEE'S NAME AND ADDRESS

After recording return to:
Oliver J. Radtke
5242 1/2 Miller
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Oliver J. Radtke
5242 1/2 Miller
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,)ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of April, 19 88, at 3:25 o'clock P. M., and recorded in book/reel/volume No. M88 on page 5446 or as document/fee/file/instrument/microfilm No. 86091, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Bernetha A. Ketch Deputy

SPACE RESERVED FOR RECORDER'S USE