

86344

M-31504
31660**Aspen**

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)Vol. M88 Page 5935

DONALD J. LEGGETT and ELIDA LEGGETT, husband and wife, hereinafter called grantor,
convey(s) to M & D, INC. all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 7 Block 5 BELLA VISTA TRACT 1235, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Bella Vista Tract 1235.
2. Subject to rules and regulations of Fire Patrol District
3. Reservations and restrictions as contained in deed recorded in Book 175 at page 421, Deed Records.
4. Declaration of Conditions and Restrictions recorded August 14, 1987, in Book M-87 at page 14651, and as Amended in Book M-88, Page 5869.
5. Real property taxes, plus interest, from and including taxes for the fiscal years of 1985-86, 1986-87, and 1987-88 forward.

"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 set out 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 ~~Equitable Exchange~~ 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 10th day of March, 19 88.

19 88

Donald J. Leggett
Elida Leggett

STATE OF OREGON, County of Klamath)ss.

March, 19 88.

Personally appeared the above named DONALD J. LEGGETT and ELIDA LEGGETT,
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Darrell Johnson
Notary Public for Oregon
My Commission Expires: 1-15-90

Donald J. Leggett & Elida Leggett

4361 Laverne

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

M & D, Inc.

228 North 7th Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 15th day
of April, 19 88,
at 4:15 o'clock P. M., and recorded
in book/reel/volume No. M88 on
page 5935 or as document/fee/file/
Instrument/microfilm No. 86344,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Berntha Schubert Deputy

Fee \$10.00

FORM 685-2.5M