

86410

Vol. M88 Page 6055

M-32161

# WARRANTY DEED (INDIVIDUAL)

BERNICE M. EVANS, C. WILLIAM EVANS and TRUDY D. LOTHYAN, not as tenants in common, but with full rights of survivorship convey(s) to NANCY LONDON PROFESSIONAL CORPORATION PENSION TRUST, hereinafter called grantor, County of Klamath, State of Oregon, described as:

The Westerly 120 feet of Tract 1 of INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Independence Tracts.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.

"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 \$ 30,000.00. However, the actual consideration is the sum of all cash and other property or value given or promised which is the whole consideration for the property described herein, and not applicable to any other part of the property.

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.

Trudy D. Lothyan  
Trudy D. Lothyan

Bernice M. Evans  
Bernice M. Evans  
C. William Evans  
C. William Evans

WASHINGTON  
STATE OF / County of King ss.

On this 14th day of April, 19 88.

Personally appeared the above named Bernice M. Evans, C. William Evans, and Trudy D. Lothyan instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Larry P. Anderson  
Notary Public for Washington  
My Commission Expires: 6-9-90

Bernice M. Evans  
C. William Evans  
Trudy D. Lothyan  
GRANTOR'S NAME AND ADDRESS

Nancy London Professional Corporation  
Pension Trust  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Nancy London Professional Corporation  
Pension Trust  
54-120 AVENUE VALLEJO  
LA BUNTA NAME, ADDRESS, ZIP CA 94553

Until a change is requested all tax statements shall be sent to the following address.  
Nancy London Professional Corporation  
Pension Trust  
54-120 AVENUE VALLEJO  
LA BUNTA NAME, ADDRESS, ZIP CA 94553

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of April, 19 88 at 3:28 o'clock P. M., and recorded in book/reel/volume No. M88 on page 6055 or as document/fee/file/instrument/microfilm No. 86410, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn. County Clerk

By Bernard A. Lebeck Deputy

Fee \$10.00

FORM 685-2.5M