

87489

ATD 4-02032248

WARRANTY DEED - INDIVIDUAL

Vol. m88 Page 7896

AFTER RECORDING RETURN TO:

ROBERT D. CARMAN

CHRISTINE C. CARMAN

5131 STURDIVANT
KLAMATH FALLS, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEFRANK M. PEDERSEN AND BARRIE C. PEDERSEN, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to ROBERT D. CARMAN AND
CHRISTINE C. CARMAN, HUSBAND AND WIFE all that real property
situated in the County of Klamath, State of Oregon, described
as:

Lot 42, LAMRON HOMES, in the County of Klamath, State of Oregon.

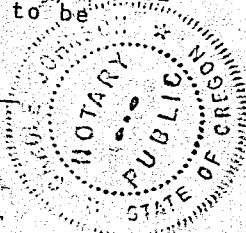
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES." ADC cccand covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 2) Regulations, including levies, liens,
assessments, rights of way and easements of Klamath Irrigation
District and of South Suburban Sanitary District. 3)
Restrictions as shown on the recorded plat. 4) Conditions and
restrictions recorded July 28, 1958 in Book 301 at page 380. 5)
Conditions and restrictions recorded March 19, 1959 in Book 310
at page 638. 6) Set back provisions and utility easements as
delineated on the recorded plat, 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
\$51,000.00.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 16th day of May 1988.Frank M. Pedersen
FRANK M. PEDERSENBarrie C. Pedersen
BARRIE C. PEDERSEN

STATE OF OREGON, County of KLAMATH)ss.

On this 16th day of May, 1988,Personally appeared the above named FRANK M. PEDERSEN AND BARRIE
C. PEDERSEN and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 1-15-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Titel & Escrow
of May A.D. 19 88 at 12:46 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 7896

FEE \$5.00

By Evelyn Blenn

County Clerk

By Bernetha A. Hetch

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