WARRANTY DEED - INDIVIDUAL M88 Page 9348

AFTER RECORDING RETURN TO: PAUL T. DINGMAN and DEBORAH R. DENNIS-DINGMAN 542 PACIFIC TERRACE KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

FRANK S. BROWN and VIVA J. BROWN, husband and wife hereinafter called grantor, convey(s) to PAUL T. DINGMAN and DEBORAH R. DENNIS-DINGMAN, husband and wife, hereinafter called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The Northeasterly half of Lot 1, Block 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, 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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except:

 Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2) Agreement, including the terms and provisions thereof, dated 2-3-78 and recorded 2-17-78, in Book M-78, page 3069, Official Records, Klamath County, Oregon.

3) Trust Deed, including the terms and provisions thereof, dated 2-6-78 and recorded 2-17-78, in Book M-78, page 3071, Mortgage Records, Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Assn., which Trust Deed, the Grantees herein agree to assume and pay according to the terms contained therein.

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 \$42,000.00.

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 13th day of June, 1988.

FRANK S. BROWN X Chira D. Brown VIVA J. BROWN

STATE OF OREGON, County of Washington )ss.

June 14, 1988.

Personally appeared the above named FRANK S. BROWN and VIVA J. BROWN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Maslene Waleshy
Notary Public for Oregon
My Commission Expires: 9-18-91

MARLENE DALESKY

NOTARY PUBLIC - OREGON

My Commission Expires 9-18-91

OF CASTON INC. 9349

MARRANTY DEED - INDIVIDUAL 201 FOR

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