



# Aspen

TITLE &amp; ESCROW, INC.

Aspen 5 32389

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
 CHARLES R. SMITH  
 ROBERTA J. SMITH  
 1319 LAKEVIEW STREET  
 KLAMATH FALLS, OR 97601

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

CHARLES L. HESS and ALICE L. HESS, Husband and wife hereinafter  
 called grantor, convey(s) to CHARLES R. SMITH and ROBERTA J.  
 SMITH, Husband and wife hereinafter called the Grantee, all that  
 real property situated in the County of Klamath, State of  
 Oregon, described as:

Lot 9, Block 17, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH  
 FALLS, in the County of Klamath, State of Oregon. SAVING AND  
 EXCEPTING the South 4 feet of the West 55 feet of Lot 9, Block  
 17, FAIRVIEW ADDITION NO. 2.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of  
 Fairview Addition No. 2.
2. Regulations, including levies, liens and utility assessments  
 of the City of Klamath Falls.

"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 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  
 \$21,000.00.

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 24th day of June, 1988.

Charles L. Hess  
 CHARLES L. HESS

Alice L. Hess  
 ALICE L. HESS



NOTARY PUBLIC, State of Oregon, County of Klamath)ss.  
June 28, 1988.

Personally appeared the above named CHARLES L. HESS and ALICE L.  
 HESS and acknowledged the foregoing instrument to be their  
 voluntary act and deed.

Before me: Sandra Handsaker  
 Notary Public for OREGON

My Commission Expires: 7-23-88

61 MAY 26 1989

10230

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Aspen

TITLE & ESCROW INC.

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
CHARLES L. HESS  
ROBERT L. SKITH

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30 day  
of June A.D. 19 88 at 11:19 o'clock A. M., and duly recorded in Vol. M88  
of Deeds on Page 10230

FEE \$13.00

Evelyn Biehn County Clerk  
By Audrey Mullendore

TO HAVE AND TO HOLD unto the City of Klamath, Oregon, all that certain lot 2, block 12, Fairview Addition No. 2, to the City of Klamath, Oregon, State of Oregon, saving and excepting the South 4 feet of the West 25 feet of Lot 2, block 12, Fairview Addition No. 2.

1. Conditions, Restrictions as shown on the recorded plat of Fairview Addition No. 2.

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

"This instrument will not allow use of the property described in this instrument in violation of applicable laws and regulations. Before giving 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 covenants) that grantor as 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 time and actual consideration for this transfer is \$21,000.00.

In consideration hereof and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of June, 1988.

Charles L. Hess  
ALICE L. HESS

County of Klamath, Oregon.

Notary Public for Oregon

My commission expires