

ben ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

Aspen #01032361

AFTER RECORDING RETURN TO: BERT D .- CHANEY FREDA W. CHANEY 3137 PALMER STREET SACRAMENTO, CA 95815

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

FRANCIS J. SCHMECK and JUANITA R. SCHMECK, husband and wife hereinafter called grantor, convey(s) to BERT D. CHANEY and FREDA W. CHANEY, husband and wife, hereinafter called Grantee all that real property situated in the County of Klamath, State

Lots 50 and 51 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath. State of Oregon, LESS AND EXCEPT the West 5 feet.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OF APPLICABLE LAND USE LAWS AND PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF 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:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads and highways. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise

 Regulations, including levies, liens, assessments and rights of way and easements of the South Suburban Sanitary District.
Reservations and restrictions as shown in Deed dated 10-20-27, recorded 8-31-28, in Book 81 at page 163, Deed Records and in Deed dated 11-27-28, recorded 4-4-29, in Book 86 at page 222, Deed 5.

Subject to the terms and provisions of instrument recorded 12-2-63, in Book 349 at page 474.

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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

IN WITNESS WHEREOF, the grantor has executed this instrument this doth day of June,

Juanita

JUANITA

Ly 8 1988 Personality appeared the above named FRANCIS J. SCHMECK and JUANITA BY SCHMECK and acknowledged the foregoing instrument to Continued on next page Continued on next page

S.TATE OF DREEDN, County of Klamath)ss.

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TRANCIS J. SCHMECK

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Filed for record at request of Aspen Title Co. 8th the_ of July A.D., 19<u>88</u> at <u>11:07</u> day o'clock <u>A.</u> M., and duly recorded in Vol. _ M88 Deeds of on Page _____ 10703 Evelyn Biehn County Clerk FEE \$13.00 By Doulene mulendace

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STATE OF OREGON: COUNTY OF KLAMATH:

Ŵ Before me: Warlenet. Notary Public for Oregon

My Commission Expires:

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WARRANTY DEED - INDIVIDUAL PASE 12.400 COMMERCE SAL CONTRACTOR FOR STATES 300 be their voluntary act and deed.

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