

04-13595

ATC 32375

89035

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

RODGER W. MC KEEHAN AND JANET K. MC KEEHAN, husband and wife

convey(s) to RAYMOND J. STALNAKER and DOROTHY L. STALNAKER, husband and wife

County of Klamath, State of Oregon, described as:

Lot 6, Block 2, EASTMOUNT ADDITION, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Eastmount Addition.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. 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

See 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 \$ 43,500.00 ⁸⁰⁰ ~~45,000.00~~. *However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 14 day of July, 19 88.

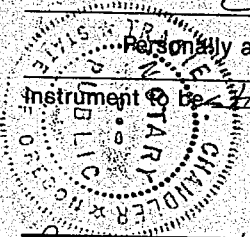
Rodger W. McKeehan by Janet K. McKeehan
Janet K. McKeehan

STATE OF OREGON, County of Klamath, ss.

July 7, 19 88
Personally appeared the above named JANET K. MC KEEHAN

Instrument to be HER voluntary act and deed. and acknowledged the foregoing

Before me, Dracut Chandler
Notary Public for Oregon
My Commission Expires: 8-6-90



Rodger W. & Janet K. McKeehan
4221 1st Ave NW
Central Point, OR
GRANTOR'S NAME AND ADDRESS
Raymond J. & Dorothy L. Stalnak
2745 Anderson Ave
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal S&L
540 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath ss.

On this the 7th day of July, 1988, personally appeared TANET R. McKEEHAN who, being duly sworn (or affirmed), did say that She is the attorney in fact for RODGER W. McKEEHAN that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

David J. Chandler
Loan Officer
(Signature)
(Title of Officer)

No. 30, recorded May 30, 1988 in Book M-88 at page 234 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.

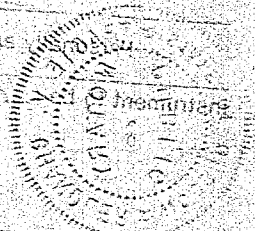
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of July A.D., 1988 at 3:39 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 10750 day
FEE \$13.00
Evelyn Biehn
By Pauline Mulvender County Clerk

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of July, 1988.
(Indicate whether or not includes other property or value given or promised which is part of the consideration in connection with this deed and where the context so requires, the singular includes the plural.)
(If not applicable, see ORS 83.030)

TANET R. McKEEHAN
RODGER W. McKEEHAN

STATE OF OREGON: County of Klamath
appeared the above named TANET R. McKEEHAN and acknowledged the foregoing instrument, act and deed.
Before me:
Notary Public for Klamath
My Commission Expires: 7-6-90



STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 7th day of July, 1988 at 3:39 o'clock P. M. and recorded in Book M-88 at page 234 or as document filed in Book M-88 at page 207.
Record of Deeds of said county.
Witness my hand and seal of County at Medford, Oregon, this 7th day of July, 1988.
BY Pauline Mulvender Deputy

FILED
JUL 10 1988
CLERK OF COUNTY OF KLAMATH
MEDFORD, OREGON