



TITLE & ESCROW, INC.

**WARRANTY DEED (INDIVIDUAL)**

MARNE L. TRUDEAU

convey(s) to GREGORY J. METLER and STEPHANIE A. METLER, husband and wife, hereinafter called grantor,  
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 14, SUNRISE PARK, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1988-89 taxes, a lien not yet payable.
2. Conditions, restrictions as shown on the recorded plat of Sunrise Park.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. 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 CONVEY ANY RIGHTS OR INTERESTS IN THE PROPERTY TO ANY OTHER PARTY.

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 of \_\_\_\_\_

The true and actual consideration for this transfer is \$ 50,500.00. However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> ~~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 23 day of August 19 88.

Marni L. Trudeau

STATE OF OREGON, County of Klamath ) ss.  
August 23, 19 88

Personally appeared the above named Marne L. Trudeau

instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon  
My Commission Expires: 7-6-97

Marne L. Trudeau

GRANTOR'S NAME AND ADDRESS

Gregory J. and Stephanie A. Metler  
4149 Summers Ln.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan  
540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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,

County of Klamath ss.

I certify that the within instrument  
was received for record on the 23rd day  
of Aug., 1988,  
at 4:13 o'clock P.M., and recorded  
in book/reel/volume No. M88 on  
page 13655 or as document/reel/file/  
instrument/microfilm No. 90651,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed

Evelyn Biehn County Clerk  
NAME TITLE

By Dorlene Muller Deputy

Fee \$8.00