

90706



TITLE &amp; ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

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32522

AFTER RECORDING RETURN TO:  
WILLIAM T. LUX  
MARILYN J. LUX  
4741 LAVERNE  
KLAMATH FALLS, OR 97603

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

O. MIKE THOMPSON and CHERYL K. THOMPSON, husband and wife  
hereinafter called grantor, convey(s) to WILLIAM T. LUX and  
MARILYN J. LUX, husband and wife, hereinafter called grantees,  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

Lot 33, PERRY'S ADDITION TO LLOYD'S TRACTS, 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: 1) Conditions and  
restrictions as shown on the recorded plat of Perry's Addition  
to Lloyd's Tracts. 2) Rules, regulations and statutory powers  
of Klamath Irrigation District and South Suburban Sanitary  
District. 3) Mortgage, including the terms and provisions  
thereof, in favor of State of Oregon, represented and acting by  
the Director of Veterans' Affairs, which Mortgage the Grantees  
herein assume and agree to pay. 4) Taxes for the fiscal year  
1988-'89, a lien not yet payable.

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  
\$47,900.00.

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 August, 1988.

O. Mike Thompson  
O. MIKE THOMPSON

Cheryl K. Thompson  
CHERYL K. THOMPSON

STATE OF OREGON, County of Klamath, ss.  
August 24, 1988.

Personally appeared the above named O. MIKE THOMPSON and CHERYL  
K. THOMPSON and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me Andrea Henderson  
Notary Public for Oregon  
My Commission Expires July 23, 1989.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.  
of Aug. A.D. 19 88 at 11:44 o'clock

FEE \$8.00

A. M. and duly recorded in Vol. M88 day  
on Page 13774

Evelyn Biehn

By Andrea Henderson County Clerk