

90706



WARRANTY DEED - INDIVIDUAL

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

FEE \$8.00

Evelyn Biehn
By Andrea Henderson County Clerk

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