



Aspen

TITLE & ESCROW, INC.

Aspen #01032613

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

NANCY L. FARMER

P.O. Box 7417

Klamath Falls, OR 97602

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEMILDRED LANGER, hereinafter called grantor, convey(s) to NANCY
L. FARMER, hereinafter called grantee, all that real property
situated in the County of Klamath, State of Oregon, described
as:THE SOUTH 1/2 OF LOT 13 IN BLOCK 3, ALTAMONT ACRES, IN THE COUNTY OF
KLAMATH, STATE OF OREGON, LESS AND EXCEPT THE EAST 5 FEET FOR ROADWAY
PURPOSES."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 Altamont Acres. 2)
Conditions and restrictions in Deed recorded in Book 67, page
614 and Book 97, page 623. 3) Rules, regulations and statutory
powers of Klamath Irrigation District and South Suburban
Sanitary District. 4) Agreement, including terms and
provisions thereof, recorded 11-20-86, in Book M86 at page
21435, between Mildred Langer and Klamath Irrigation District.
5) 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
\$35,500.00In constructing this deed and where the context so requires, the
word "includes" includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of August, 1988.

MILDRED LANGER

STATE OF OREGON, County of Klamath)ss.

August 26, 1988.

Personally appeared the above named MILDRED LANGER and
acknowledged the foregoing instrument to be her voluntary act
and deed.Before me: Paulene I. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Aug. A.D. 19 88 at 11:32 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 13936

FEE \$8.00

Evelyn Biehn County Clerk

By Paulene Mullendare

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