

91701

32467
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m88 Page 15602

PHILLIP DODDRIDGE

convey(s) to DANIEL B. STEARNS and SHAW NEE STEARNS, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 16, Block 5, Tract #1145, NOB HILL, a resubdivision of portions of
 Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights,
 in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record; recorded April 18, 1978 in Book M-78 at page 7560.
3. 1988-89 taxes, a lien not yet payable.

"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

The true and actual consideration for this transfer is \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of September, 19 88.

Phillip Doddridge
 Phillip Doddridge

STATE OF OREGON, County of Klamath, ss.
September 20, 19 88.

Phillip Doddridge personally appeared the above named Phillip Doddridge and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Judith L. Morgado
 Notary Public for Klamath First Federal
 My Commission Expires: 8-31-91

Phillip Doddridge

GRANTOR'S NAME AND ADDRESS

Daniel B. Stearns
Shaw Nee Stearns

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

Until a change is requested all tax statements shall be sent to the following address:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of Sept., 1988, at 10:47 o'clock A.M., and recorded in book/reel/volume No. M88 on page 15602 or as document/fee/file/instrument/microfilm No. 91701, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME

TITLE

By Caroline Mueland Deputy

Fee \$8.00