

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

LEONARD T. DOMBRAS and ANN DOMBRAS, husband and wife
convey(s) to JOHN GOODMAN and SHERYL A. GOODMAN, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lots 1 and 2, Block 65, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO:

1. 1988-89 taxes, a lien not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, Restrictions as shown on the recorded plat of Lakeview Addition.

"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

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 \$ 73,500.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{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 26th day of SEPTEMBER, 19 88.

STATE OF OREGON, County of Klamath) ss.

LEONARD T. DOMBRAS, 19 88.

Personally appeared the above named LEONARD T. DOMBRAS AND ANN DOMBRAS and acknowledged the foregoing Instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: 7-6-90

Leonard T. + Ann Sombras

GRANTOR'S NAME AND ADDRESS

John + Sheryl A. Goodman
Rt 5 Box 218
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal St
540 Main St
Klamath Falls OR 97601

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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of Sept., 19 88, at 4:29 o'clock P.M., and recorded in book/reel/volume No. M88 on page 15996 or as document/fee/file/Instrument/microfilm No. 91903, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muschler Deputy

Fee \$8.00