

91989



Aspen

TITLE & ESCROW, INC.

Aspen #01032708

WARRANTY DEED - INDIVIDUAL

Vol. m88 Page 16175

AFTER RECORDING RETURN TO:

ROBERT C. ROBERTS
ORLANDA V. ROBERTS

6528 Climax
Klamath Falls, OR 97603

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

BERNICE MAXSON hereinafter called grantor, convey(s) to ROBERT
C. ROBERTS and ORLANDA V. ROBERTS, husband and wife hereinafter
called grantee, all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 4, Block 4, MOYINA MANOR, in the County of Klamath, State of
Oregon. Tax Information: Code 143, Map 3909-1AB, Tax Lot 7700. Key #504449

"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) Regulations,
including levies, liens, assessments, rights of way and easments
of South Suburban Sanitary District and of Moyina Water
District. 2) Easement, recorded March 15, 1966 in Book M-66 at
page 2196. 3) Declaration of Conditions and Restrictions,
recorded September 4, 1968 in Book M-68 at page 8013. 4.
Conditions, Restrictions, utility easements and set back lines
as delineated on the recorded plat. 5) Taxes for the year
1988-89 are now a lien but 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
\$58,000.00.

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 27th day of September 1988.

Bernice Maxson
BERNICE MAXSON

STATE OF OREGON, County of Klamath)ss.

On this 27th day of September, 1988,

Personally appeared the above named BERNICE MAXSON and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me: Parlene T. 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. the 28th day
of Sept. A.D., 19 88 at 12:00 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 16175.

FEE \$8.00

Evelyn Biehn, County Clerk

By Parlene T. Addington

00 SEP 29 PM 12 00