

32781

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

BRYAN S. MC LEAN and CINDY L. B. MC LEAN, husband and wife
convey(s) to JON C. BUCKALEW and JANET K. BUCKALEW, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 14, Block 1, FOURTH ADDITION TO SUNSET VILLAGE, 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."

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 ATTACHED EXHIBIT "A"

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 \$ \$47,000.00. 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 _____ day of _____,

19 _____

Bryan S. McLean

Bryan S. McLean

Cindy L. B. McLean

Cindy L. B. McLean

Washington

STATE OF OREGON, County of Clark)ss.

, 19 _____

Personally appeared the above named Bryan S Mclean and Cindy L. B. McLean

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James C. [Signature]
Notary Public for _____

My Commission Expires: 8/15/91

Bryan S. Mc Lean & Cindy L. B. McLean
Rt 2 Box 432E
La Center, WA 98629
GRANTOR'S NAME AND ADDRESS

Jon C. & Janet K. Buckalew
3712 Grenada Way
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

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

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
NAME, ADDRESS, ZIP

STATE OF OREGON, Washington

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/film/Instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ NAME TITLE Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. Taxes for 1988-89, a lien payable but not yet due.
2. Conditions, Restrictions as shown on the recorded plat of Fourth Addition to Sunset Village.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
4. This property lies within and is subject to the levies and assessments of the Sunset Lighting District.
5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded : June 7, 1971
 Book : M-71
 Page : 5502
6. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of Oct. A.D., 19 88 at 11:33 o'clock A.M., and duly recorded in Vol. M88,
 of Deeds on Page 17848.
 FEE \$13.00
 Evelyn Biehn County Clerk
 By Pauline Mullens