

85081

#01032636


**Aspen**  
 TITLE & ESCROW, INC.

## WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:

JOHN I. JURASEK

BETTY J. JURASEK

P.O. BOX 531KENO, OR 97627
 UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

 E. J. SHIPSEY hereinafter called grantor, convey(s) to JOHN I.  
 JURASEK and BETTY J. JURASEK, husband and wife hereinafter  
 called grantee, all that real property situated in the County of  
 Klamath, State of Oregon, described as:

 Lot 26, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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."

 and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except 1) 1988-89 taxes, a  
 lien not yet payable. 2) Conditions, restrictions as shown on  
 the recorded plat. 3) Right, title or interest of the public,  
 including governmental bodies in and to that portion of said  
 premises lying below the ordinary high water line of the Klamath  
 River and public rights of fishing and recreation in and to the  
 shoreline of said river. 4) All matters arising from any  
 shifting in the course of Klamath River. 5) Waiver of riparian  
 rights and release of damages as disclosed by instrument  
 recorded September 16, 1905 in Book 18 at page 371. 6)  
 Declaration of Conditions and Restrictions, recorded October 3,  
 1986 in Book M-86 at page 18086.

 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  
 \$77,000.00.

 In construing this deed and where the context so requires, the  
 singular includes the plural.

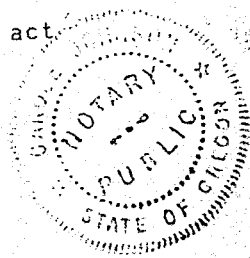
 IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 19th day of October, 1988.

E. J. Shipsey by Ethelene Page  
 E. J. SHIPSEY

STATE OF OREGON, County of Klamath)ss.

On this 19th day of October, 1988,
 Personally appeared the above named Ethelene Page, Attorney in Fact for  
 acknowledged the foregoing instrument to be his voluntary act,  
 and deed.
Before me: Cervile Johnson

Notary Public for Oregon

My Commission Expires: 1-15-90
 899  
 828  
 28 OCT 25 AM 11 09

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18079

Aspen  
TITLE & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day  
of Oct. A.D., 1988 at 11:09 o'clock A.M., and duly recorded in Vol. M88,  
of Deeds on Page 18078.  
By Evelyn Biehn County Clerk  
Paulene Mulendore

FEE \$13.00

