



**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:  
NANCY JOAN GOECKNER  
11912 Finley Court  
Klamath Falls, OR 97603

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

DIANNE COLBY, hereinafter called GRANTOR, convey(s) to NANCY JOAN GOECKNER, hereinafter called GRANTEE, all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 7 in BLOCK 2 OF PINE GROVE RANCHETTES, 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." *+CCS*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Conditions and restrictions as shown on recorded plat of Pine Grove Ranchettes.

2) Declaration of Conditions and Restrictions, imposed by instruments recorded 10-7-70 and 9-8-72, in Books M70 & M72, at pages 8985 & 10125, respectively. 3) Rules, regulations and statutory powers of Mallory Enterprise Public Utility. 4) Trust Deed, including the terms and provisions thereof, recorded 7-12-79, in Book M79, page 16411, in favor of Klamath First Federal Savings and Loan Association, a corporation, which Trust Deed the Grantee herein DOES NOT assume and agree to pay and Grantor herein hereby holds Grantee harmless therefrom.

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 \$26,000.00.

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 24th day of October, 1988.

X Dianne Colby  
DIANNE COLBY

STATE OF ARIZONA, County of Maricopa ss.

October 28 1958

personally appeared the above named DIANNE COLBY and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me: M. Allen Dyland  
Notary Public for Arizona  
My Commission Expires: My Commission Expires Sept. 27, 1991

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co. the 15th day  
of Nov. A.D., 19 88 at 11:11 o'clock A.M., and duly recorded in Vol. M88,  
of \_\_\_\_\_ of Deeds on Page 19257.

**FEE \$8.00**

By Caroline Mullen County Clerk