

94328

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AARON E. ASHURST, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southwesterly 33 feet of the Northwesterly 60 feet of the Northeasterly 55 feet of Lot 7 in Block 54, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, fronting 33 feet on Lincoln Street and extending 60 feet therefrom.

Tax Account No. 3809 032AB 01400



MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except covenants conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed. grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,700.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of November, 1988, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Alois P. Hakenwerth
Alois P. Hakenwerth

STATE OF OREGON,

County of Klamath

November 28, 1988

Personally appeared the above named

Alois P. Hakenwerth

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

Notary Public for Oregon
My commission expires: 6-16-92

Hakenwerth

1250 Kane Street

Klamath Falls, OR 97601

Ashurst

724 Lincoln St

Klamath Falls, OR

After recording return to:

Ashurst

above address

NAME, ADDRESS, ZIP

Ashurst

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of Nov., 1988, at 3:29 o'clock P.M., and recorded in book M88 on page 20097 or as file/reel number 94328. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Carolyn M. Nielsen, Deputy Recording Officer

Fee \$8.00

MOUNTAIN TITLE COMPANY