

95001



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m88 Page 21405

DAVID C. BEVILLE, hereinafter called grantor,
convey(s) to WILLIAM C. ST. LAURENT all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 4, Block 56, NICHOLS ADDITION TO THE TOWN OF LINKVILLE, NOW CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Nichols Addition to the Town of Linkville, now City of Klamath Falls.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

"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.

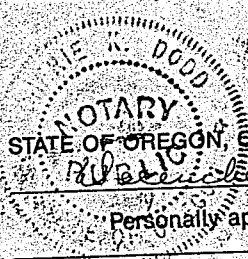
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See above
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 \$ 50,000.00. 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 15 day of December, 19 88.



Notary Public, State of Oregon, County of Clackamas ss.

Personally appeared the above named David C. Beville and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:

Cherie L. Gladd
Notary Public for Oregon
My Commission Expires: 1-13-90

David C. Beville
36621 S.E. Tracy Rd.
Estacada, OR 97023
GRANTOR'S NAME AND ADDRESS

William C. St. Laurent
505 N. 9th St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Dec., 1988, at 11:54 o'clock A M., and recorded in book/reel/volume No. M88 on page 21405 or as document/fee/file/Instrument/microfilm No. 95001, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Barbara M. McLanahan Deputy

Fee \$8.00

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