

97545

Aspen 33016  
WARRANTY DEED (INDIVIDUAL)

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JIMMY MC DONALD, hereinafter called grantor, convey(s) to  
CHASE F. A. MESSINA all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

Lot Eleven (11), Block fourty (40), BUENA VISTA ADDITION TO THE CITY OF  
KLAMATH FALLS, 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 FEETITLE TO THE  
PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
Regulations, including levies, liens and utility assessments and  
Conditions and Restrictions now of record  
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 \$ 6,500.00.

Dated this 25th. day of JANUARY, 19 89.

*Jimmy McDonald*  
JIMMY MC DONALD

STATE OF OREGON, County of JACKSON ) ss.

JIMMY MC DONALD  
HIS voluntary act and deed.  
JANUARY 25th., 19 89 personally appeared the above named  
and acknowledged the foregoing

Before me:

*[Signature]*  
Notary Public for Oregon  
My commission expires: 1-21-90

---The dollar amount should include cash plus all encumbrances existing against the property to which the  
property remains subject or which the purchaser agrees to pay or assume.  
---If consideration includes other property or value, add the following: "However, the actual consideration  
consists of or includes other property or value given or promised which is part of the whole  
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

JIMMY MC DONALD

TO  
CHASE F. A. MESSINA  
1827 Haight St. Suite #59  
After Recording Return to: San Francisco  
CA 94117  
AMERICAN PACIFIC TITLE  
100 Main Street East Suite A  
Medford, OR 97501

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 28th day of Feb., 19 89  
at 11:33 o'clock A.M. and recorded in book M89  
on page 3498 Records of Deeds of said County.  
Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By *[Signature]* Deputy

Fee \$8.00