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TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDU

WARRANTY DEED (INDIVIDUAL) Harold B. Runnels and Darle Runnels, husband and wife , hereinafter called grantor, convey(s) to _____ Donald A. Mohr and Christine Mohr, husband and wife all that real property situated in the County of ____Klanath _, State of Oregon, described as: Lots 3 and 4 in Block 13 of Riverside Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the Southerly five feet thereof. Subject to reservations, restrictions, easements, and rights of way of record and apparent on the land. Grantors shall have until July 1 to remove personal possessions from the premises. "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OF ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART MENT 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 PLAN-NING DEPARTMENT TO VERIFY APPROVED USES. and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 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 $\frac{15,000.00}{15}$. 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 _____ day of _ 19 39 STATE OF OREGON, County of _____Klamath April 10 _, 19⁸⁹ Harold B. Runnels and Darle Runnels, Personally appeared the above named _ and acknowledged the foregoing their voluntary act and deed. instrument to be ____ Before me: Notary Public for My Commission Expires: STATE OF OREGON. SS. County of Klamath GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the 10th day of April _, 19<u>89</u>_ at 3:55 o'clock ___P_M., and recorded GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book/reel/volume No. _____M89___ on FOR page <u>6085</u> ____ or as document/fee/file/ instrument/microfilm No. 98951 RECORDER'S USE 910 Record of Deeds of said county. 760 ME, ADDRESS, ZIF Witness my hand and seal of County affixed. following address Evelyn Biehn, County Clerk By Rauline Muchandel Deputy NAME, ADDRESS, ZIP Fee \$8.00

FORM 685-2.5M

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