

4466

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. m89 Page 16065

KAREN M. HURLEY

, hereinafter called grantor,

convey(s) to RICHARD KEITH BROWN

all that real property situated in the

County of Klamath, State of Oregon, described as:

Lot 23, Block 1, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of First Addition to Kelene Gardens.
2. Declaration of Conditions and Restrictions, recorded in Book M-68 at Page 3337, Microfilm Records.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at Page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at Page 207.

"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 **NO. 31, recorded January 6, 1988 in Book M-88 at Page 207.

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 \$ 38,000.00. 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 28th day of August, 19 89.

Karen M. Hurley
Karen M. Hurley

STATE OF OREGON, County of Klamath)ss.August 28, 19 89.

Personally appeared the above named Karen M. Hurley and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for OREGONMy Commission Expires: 4/24/93

Karen M. Hurley
7941 Big Buck Lane
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Richard Keith Brown
4826 Larry Place
Klamath Falls, OR 97603
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 of all pertinent 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 28th day of Aug., 19 89, at 11:53 o'clock A.M., and recorded in book/reel/volume No. M89 on page 16065 or as document/fee/file/instrument/microfilm No. 4466.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deanne Mullendar Deputy

Fee \$8.00

FORM 685-2.5M

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