

4573

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M89 Page 16228

EDWARD J. BIBIANO and LYNETTE A. BIBIANO

convey(s) to BARRY R. HARPER

, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

all that real property situated in the

Lot 8, Block 4, Tract No. 1035, GATEWOOD, in the County of Klamath,
State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Gatewood.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded : May 17, 1973
Book : M-73
Page : 5995

"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 \$ 57,500.00. 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.

Edward J. Bibiano
Edward J. Bibiano
Lynette A. Bibiano
Lynette A. Bibiano

STATE OF OREGON, County of Klamath)ss.

August, 28, 19 89.

Personally appeared the above named Edward J. Bibiano and Lynette A. Bibiano and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 8-31-91

Edward J. & Lynette A. Bibiano
c/o KFF

GRANTOR'S NAME AND ADDRESS:

Barry R. Harper
5064 Gatewood Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

After recording return to:

KLAMATH FIRST FEDERAL S&JA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&JA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Aug., 19 89, at 4:32 o'clock P.M., and recorded in book/reel/volume No. M89 on page 16228 or as document/fee/file/Instrument/microfilm No. 4573, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra L. Nuckles Deputy

Fee \$8.00

89 AUG 29 PM 4 32