

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

JERRY O. ANDERSON

convey(s) to DONALD R. BUELL, and KAREN G. BUELL, husband and wife, hereinafter called grantor,
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 16, Block 2, Tract 1145, NOB HILL, a resubdivision of portions of
Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights,
in the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions as shown on the recorded plat of Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record, recorded April 18, 1978 in Book M-78 at Page 7560 and amended August 13, 1980 in Book M-80 at Page 15313.

"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 \$ 109,500.00. *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 1st day of Sept, 1989.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named Jerry O. Anderson

instrument to be: His voluntary act and deed.

Before me:

Daniel Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Jerry O Anderson

GRANTOR'S NAME AND ADDRESS

Donald R + Karen G Buell
114 Ridgcrest Dr.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal etc
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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 1st day of Sept., 19 89, at 3:59 o'clock P M., and recorded in book/reel/volume No. M89 on page 16566 or as document/fee/file/instrument/microfilm No. 4762, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Daniel Chandler Deputy

Fee \$8.00