

7909

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

MICHAEL AELEN MORSTAD and MARIE AILEEN MURPHY-MORSTAD

, hereinafter called grantor,
convey(s) to JAMES L. WERY and RUTH A. WERY, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

All that portion of Lots 5 and 6, Block 30, HOT SPRINGS ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon,
described as follows:

Beginning at a point 90 feet Southwesterly from the most Easterly corner
of said Lot 6; thence Southwesterly 40 feet to the most Southerly corner
of said Lot 6; thence at right angles to Manzanita Street in said City
of Klamath Falls, in a Northwesterly direction 100 feet to the most
Northerly line of said Lot 5; thence Northeasterly along the most
Northerly line of said Lot 5, 40 feet; thence Southeasterly 100 feet to
the point of beginning.

"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 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
Regulations, including levies, liens and utility assessments of the City of
Klamath Falls, and Conditions, Restrictions as shown on the recorded plat of*
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 \$ 50,000.00. However, the actual con-
sideration 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 14th day of November,
19 89.

*Hot Springs Addition to the City of
Klamath Falls.

Michael Allen Morstad
Michael Allen Morstad
Marie Aileen Murphy-Morstad
Marie Aileen Murphy-Morstad

STATE OF OREGON, County of KLAMATH)ss.

14 November, 19 89.

Personally appeared the above named Michael Allen Morstad and Marie Aileen
Murphy-Morstad 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

Michael Allen Morstad & Marie Aileen
Murphy-Morstad
c/o Klamath 1st Federal S&L
2943 So. 6th ST., Klamath Falls, OR 97601
James L. and Ruth A. Wery
1881 Manzanita St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath 1st Federal S&L
2943 So. 6th ST.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Klamath 1st Federal S&L
2943 So. 6th ST.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)ss.

County of Klamath

I certify that the within instrument
was received for record on the 15th day
of Nov., 19 89,
at 2:38 o'clock P.M., and recorded
in book/reel/volume No. M89 on
page 22109 or as document/fee/file/
instrument/microfilm No. 7909,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Dorine Mischak Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEe \$8.00

29 NOV 15 PM 2 38