

8914

Aspen 34629 Vol. m89 Page 23925

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

B. MAE BAKER

convey(s) to FRANK H. FOBBINS and MILDRED A. ROBBINS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 16, Block 209, MILLS SECOND ADDITION TO 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 Mills Second Addition to the City of Klamath Falls.

"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 \$ 48,000.00. 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 11 day of December, 19 89.

B. Mae Baker

STATE OF OREGON, County of Klamath)ss.

December 11, 19 89.

Personally appeared the above named B. Mae Baker and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

David Chandler
Notary Public for Oregon
My Commission Expires: 7-16-90

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings and Loan
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of Dec., 19 89, at 9:32 o'clock A.M., and recorded in book/reel/volume No. M89 on page 23925 or as document/fee/file/instrument/microfilm No. 8914, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullendore Deputy

Fee \$8.00

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