

13638



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Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

DELPHIA B. WALKER, surviving spouse of Thomas E. Walker whose Certificate of Death recorded in Klamath County in Vol. M82-17744, hereinafter called grantor, convey(s) to WALTER G. WADDELL and WILMA R. WADDELL, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 6, BLOCK 108, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4

"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 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 \$ 1,800.00. 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 10th day of April, 1990.

Delphia B. Walker
DELPHIA B. WALKER

STATE OF KENTUCKY County of Jefferson)ss.

April 10, 1990.

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

Before me: Mary Jane Walden
Notary Public for Notary Public, State of Large, KY.
My Commission Expires Oct. 5, 1991

GRANTOR'S NAME AND ADDRESS

Walter G. & Wilma R. Waddell
Rt. 2, Box 240
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

WALTER G. WADDELL
Rt. 2, Box 240
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

WALTER G. WADDELL
Rt. 2, Box 240
Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1990, at 11:26 o'clock A.M., and recorded in book 11 volume No. M90 on page 7100 or as document/fee/file/instrument/microfilm No. 13638, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorinda Mullendor Deputy

Fee \$28.00

FORM 685-2.5M

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