

14191

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

Vol. m90 Page 8008

DANIEL C. EVISON

convey(s) to TIMOTHY R. FERREIRA, hereinafter called grantor,

County of Klamath, State of Oregon, described as: all that real property situated in the

All of Lot 4, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPTING the Southwesterly 40 feet thereof as set forth in Deed recorded September 17, 1946, in Book 195 at Page 447, Deed Records.

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 Buena Vista Addition.

"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 \$ 42,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of April, 19 90.

Daniel C Evison

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named DANIEL C EVISON

instrument to be HIS voluntary act and deed. and acknowledged the foregoing

Before me:

Pauline B. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-90

Daniel C Evison
227 Powell
KFO 97601
GRANTOR'S NAME AND ADDRESS
Timothy R. Ferreira
1332 First St.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

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 30th day of April, 19 90, at 11:43 o'clock A. M., and recorded in book/reel/volume No. M90 on page 8008 or as document/fee/file/instrument/microfilm No. 14191, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline B. Chandler Deputy

Fee \$28.00

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