

22900



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

W. D. BAKER

_____, hereinafter called grantor,
convey(s) to LAWRENCE WALTER TIBBS
all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 1, Block 48, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in
the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32BA TL 12900

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 First 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 20TH day of NOVEMBER,
19 90.

W. D. Baker
W.D. BAKER

CALIFORNIA

STATE OF ~~OREGON~~ County of SAN LUIS OBISPO)ss.

NOVEMBER 20, 19 90

Personally appeared the above named **W. D. BAKER**

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



OFFICIAL SEAL
MIKEL L. MYALL
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
My comm. expires APR 15, 1994

Before me:

Mikel L. Myall
Notary Public for SAN LUIS OBISPO, CA
My Commission Expires: 04-15-94

W. D. Baker
234 Almond St.
San Luis Obispo, CA 93405
GRANTOR'S NAME AND ADDRESS

Lawrence Walter Tibbs
426 N. 4th St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S+L
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.

Klamath First Federal S+L
540 Main 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 23rd day
of Nov., 19 90,
at 11:06 o'clock A M., and recorded
in book/reel/volume No. M90 on
page 23366 or as document/fee/file/
instrument/microfilm No. 22900,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debbie M. Mendenhall Deputy

Fee \$28.00

FORM 685-2.5M

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