26676

MEADE T. CLIFFORD

0900414256

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

ATC 36162

, hereinafter called grantor, NATHANIEL ELLIS and ROBIN ANN ELLIS, husband and wife convey(s) to \_\_\_\_ all that real property situated in the County of \_\_\_\_Klamath ., State of Oregon, described as: Lot 10, Block 12, Tract No. 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. CODE 1 MAP 3809-19CD TL 4800 SUBJECT TO: Regulations, including levies, liens and utility assessments of 1. the City of Klamath Falls. 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 DEPART MENT TO VERIFY APPROVED USES." THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY c -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 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 \$\_\_58,500.00 \_\_\_\_\_. •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 UTAACK IN WITNESS WHEREOF, the grantor has executed this instrument this \_UTk day of 19 91 VAST! 19788 STATE OF DREGON, County of Muthnoman )ss. PUZLI8 <u>6</u>, 19<u>91</u>. nonch Personally appeared the above named Me Ael e. T. C and acknowledged the foregoing voluntary act and deed. instrument to be Before me: Oreac Notary Public for My Commission Expires: 2 STATE OF OREGON, SS. County of Klamath I certify that the within instrument was received for record on the .7th day \_, 19 \_91 \_. of March at 3:28 o'clock P.M., and recorded ADDRESS in book/reel/volume No \_\_\_\_\_M91 on SPACE RESERVED page 4153 \_ or as document/fee/file/ FOR instrument/microfilm No. 26676 RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. ame Evelyn Biehn, County Clerk By Queliney Mullendare Deputy NAME, ADDRESS, ZIP

Fee \$28.00