

28386

ASPEN 36142

Vol. m91 Page 7179

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

JESSE R. WELCH

convey(s) to JOHN W. LUND

, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

Lots 9 and 10, Block 35, SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29AC T1 12600

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 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 those set out 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 \$ 58,000.00

~~THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS TRANSFERRED TO THE GRANTEE FOR THE WHOLE OF THE CONSIDERATION~~
~~AND THE GRANTEE HAS RECEIVED THE WHOLE OF THE CONSIDERATION~~

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 April, 19 91.

Jesse R. Welch
Jesse R. Welch

STATE OF OREGON, County of Klamath ss.

April 17, 19 91.

Personally appeared the above named Jesse R. Welch

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

Before me:

Stephane J. Davis
Notary Public for Oregon

My Commission Expires: 11/1/91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John W. Lund
1712 Sargent
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 19th day of April, 19 91, at 12:19 o'clock P. M., and recorded in book/reel/volume No. M91 on page 7179 or as document/fee/file/instrument/microfilm No. 28386, 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 \$28.00

FORM 685-25M