

32470

Loan #0100442919

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

Vol. m91 Page 14695 ATC #37099

ROBERT BRUCE MORRIS and TAMMY ELAINE MORRIS, husband and wife hereinafter called grantor, convey(s) to ROBERT S. DE FILLIPO and MICHELLE G. DE FILLIPO, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 17, Block 28, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28CB TL 11500

"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 Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land. 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 \$ 64,000.00. 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 23rd day of July, 19 91.

Robert Bruce Morris
Tammy Elaine Morris

STATE OF OREGON, County of Klamath)ss.

July 23, 19 91.

Personally appeared the above named Robert Bruce Morris and Tammy Elaine Morris and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Judith L. Morgado
Notary Public for Oregon
My Commission Expires: 8-31-91

Robert Bruce Morris and Tammy Elaine
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Robert S. DeFillipo
Michelle G. DeFillipo
1845 Melrose Street, KFO 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal

2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of July, 1991, at 10:49 o'clock A.M. and recorded in book/reel/volume No. M91 on page 14695 or as document/fee/file/instrument/microfilm No. 32470, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M... Deputy

Fee \$28.00