

32799

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 791 Page 15247

JEANNETTE F. KERNS and DRUCILLA D. JENSEN

, hereinafter called grantor,

convey(s) to WILLIAM M. TODD

all that real property situated in the

County of Klamath, State of Oregon, described as:

Lot 2, Block 30, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-28BC TL 12800

"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 of way, rights, 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 \$ 63,000.00. *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 31 day of July, 19 91.

Jeannette F Kerns
Drucilla D. Jensen

STATE OF OREGON, County of Klamath ss.
7-31, 19 91.

Personally appeared the above named JEANNETTE F KERNS AND DRUCILLA D JENSEN and acknowledged the foregoing instrument to be voluntary act and deed.



Before me:

Notary Public for OREGON
My Commission Expires: 3-1-95

Jeannette F. Kerns and Drucilla D. Jensen

GRANTOR'S NAME AND ADDRESS

William M. Todd

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings - Loan Assoc
540 Main
Klamath Falls, OR 97601

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

Shore to shore

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Aug., 19 91, at 10:44 o'clock A.M., and recorded in book/reel/volume No. M91 on page 15247 or as document/fee/file/Instrument/microfilm No. 32799, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mulendore Deputy

Fee \$28.00

FORM 685-2.5M

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