

37737

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

Vol. m91 Page 24539

ROY F. DURBIN and IRENE E. DURBIN, husband and wife, hereinafter called grantor,
convey(s) to BRIAN E. GRAUNKE and KENNA M. GRAUNKE, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

A tract of land 55' x 107' in size consisting of portion of Lots 3, 4 and 5, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Easterly line of 4th Street, 55 feet South-easterly from the Northwesterly corner of said Block 42; thence South-easterly and along the said Easterly line of 4th Street a distance of 55 feet; thence Northeasterly and parallel with Lincoln Street a distance of 107 feet; thence Northwesterly and parallel with said 4th Street a distance of 55 feet; thence Southwesterly and parallel with said Lincoln Street a distance of 107 feet to the place of beginning.

CODE 1 MAP 3809-32BA TL 4600

"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 \$ 59,000.00. *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 22nd day of November,

19 91.

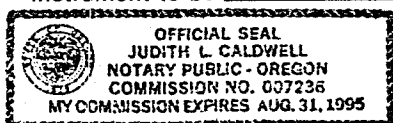
Roy F. Durbin
Roy F. Durbin

Irene E. Durbin
Irene E. Durbin

STATE OF OREGON, County of Klamath)ss.

November 22, 19 91.

Personally appeared the above named Roy F. Durbin and Irene E. Durbin and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Judith L. Caldwell
Notary Public for OREGON
My Commission Expires: 8-31-95

Roy F. Durbin and Irene E. Durbin
C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Brian E. Graunke and Kenna M. Graunke
517 N. 4th St.
Klamath Falls, Oregon 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 22nd day of Nov., 19 91, at 11:14 o'clock A M., and recorded in book/reel/volume No. M91 on page 24539 or as document/fee/file/instrument/microfilm No. 37737, Record of Deeds of said county.

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorinda M. Mendenhall Deputy

Fee \$28.00