

40491



# Aspen

## TITLE & ESCROW, INC.

### WARRANTY DEED (INDIVIDUAL)

Vol. m92 Page 2122

Meredith H. Ruge

convey(s) to Betty G. Albert and Antoinette Albert, hereinafter called grantor,County of Klamath, State of Oregon, described as:

All of that portion of Lot R, Block A, of the Supplementary Plat of Block 66 and 70 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Easterly corner of said Lot R; thence Northwesterly along the Southwesterly line of Tenth Street a distance of 50 feet; thence Southwesterly along the line between Lots R and Q in said Block A, a distance of 76 feet; thence Southeasterly parallel with Tenth Street a distance of 50 feet; thence Northeasterly along the Northwesterly line of Grant Street, a distance of 76 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 8900

"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.

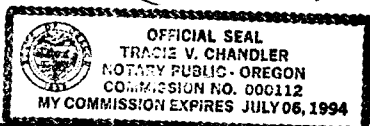
The true and actual consideration for this transfer is \$ 29,500.00. \*However, the actual consideration consists of or includes other property or value given or promised which is <sup>the whole</sup> <sub>part of the</sub> consideration (Indicate which)° (Delete between symbols° if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

19 92 IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of January.

STATE OF OREGON, County of Klamath, ss.Personally appeared the above named Meredith H. Rugeinstrument to be HER voluntary act and deed.

and acknowledged the foregoing



Before me:

Notary Public for OregonMy Commission Expires: 7-6-94

Meredith H. Ruge

1431 Lookout Ave.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Betty G. Albert &amp; Antoinette Albert

933 Grant St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings &amp; Loan

540 Main St.

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 31st day of Jan., 19 92, at 11:19 o'clock A M., and recorded in book/reel/volume No. M92 on page 2122 or as document/fee/file/instrument/microfilm No. 40491, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Douglas Mulendore Deputy

Fee \$28.00

FORM 685-2.5M

Vol. 22 Page 2123

OREGON—Single Family—FHA/FLAC UNIFORM INSTRUMENT