

40571

# Aspen

TITLE & ESCROW, INC.  
WARRANTY DEED (INDIVIDUAL)

Vol. m92 Page 2282

JAMES J. BELLET and SHERRY A. BELLET, husband and wife

convey(s) to LARRY R. MITTNACHT, hereinafter called grantor,County of Klamath, State of Oregon, described as:

Lot 1, Block 51, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-30AA TL 9200

FEB 2 PM 3 39

"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."

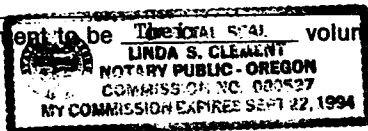
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 64,500.00. 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.  
IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of February, 19 92.

James J. Bellet  
James J. Bellet  
Sherry A. Bellet  
Sherry A. Bellet

STATE OF OREGON, County of Klamath )ss.February 3, 19 92.Personally appeared the above named James J. Bellet and Sherry A. Belletinstrument to be voluntary act and deed. and acknowledged the foregoing

Before me:

Linda S. Clement  
Notary Public for Oregon  
My Commission Expires: 9-22-94

James J. Bellet  
Sherry A. Bellet

GRANTOR'S NAME AND ADDRESS

Larry R. Mittnacht  
7019 Sierra Place  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
P. O. Box 5270  
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 3rd day of Feb., 19 92, at 3:39 o'clock P M., and recorded in book/reel/volume No. M92 on page 2282 or as document/fee/file/instrument/microfilm No. 40571, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Deputy Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$28.00

FORM 685-2.5M