

41849

Vol. m92 Page 4676
Aspen
 TITLE & ESCROW, INC.

02037868

WARRANTY DEED

AFTER RECORDING RETURN TO:
 SYLVIA SEROUSSI CHATROUX
 NOEL C. CHATROUX
 2027 FREMONT STREET
 KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

JANICE EILEEN WACHTER WHO ACQUIRED TITLE AS JANICE EILEEN MARTIN GRANTOR(S), convey(s) to SYLVIA SEROUSSI CHATROUX and NOEL C. CHATROUX, WIFE AND HUSBAND hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 12, Block 39, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oegon, EXCEPT that portion conveyed by deed recorded in Book 142 at Page 612, Deed Records of Klamath County, Oregon, conveying the North 15 feet of said lot, being a strip of land 15 feet wide bordering on the alley across the whole of Lot 12 and reserving an easement for ingress and egress.

CODE 1 MAP 3809-28BC TL 500

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."

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 apparent upon 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 \$65,000.00.

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 4TH DAY OF MARCH, 1992.

Janice Eileen Wachter
 JANICE EILEEN WACHTER, WHO ACQUIRED
 TITLE AS JANICE EILEEN MARTIN

STATE OF OREGON, County of KLAMATH)ss.

March 5, 1992

Personally appeared the above named JANICE EILEEN WACHTER WHO
 SAID TO BE THE GRANTEE AS JANICE EILEEN MARTIN and acknowledged the
 foregoing instrument to be HER voluntary act and deed.

PUBLIC

Before me, Sandra Hardsaker

Notary Public for OREGON

My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
 of March A.D., 19 92 at 11:55 o'clock A M., and duly recorded in Vol. M92
 of Deeds on Page 4676

Evelyn Biehn - County Clerk

By Randall M. Hardsaker

FEE \$30.00

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