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Vol. 1992 Page 29875

55237



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MARGUERITE E. ODEN

convey(s) to LEO N. BEAUDIN and JOCELYN BEAUDIN, husband and wife, hereinafter called grantor,
all that real property situated in the

County of Klamath, State of Oregon, described as:

Tract 19, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.
CODE 41 MAP 3909-2BA TL 1300

"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 \$ 48,000.00. ^{However, the actual con-}
^{sideration 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 88.030}

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 14 day of December

19 92.

Marguerite E. Oden
Marguerite E. Oden

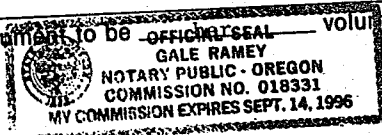
STATE OF OREGON, County of Klamath)ss.
December 14, 19 92.

Personally appeared the above named

Marguerite E. Oden

and acknowledged the foregoing

Instrument to be OFFICIAL SEAL voluntary act and deed.



Before me:

Bob Ramey
Notary Public for Oregon
My Commission Expires: 9-14-96

Marguerite E. Oden

GRANTOR'S NAME AND ADDRESS

Leo N. Beaudin and Jocelyn Beaudin
1870 Wiard Street
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 15 day
of Dec., 19 92,
at 3:50 o'clock P.M., and recorded
in book/reel/volume No. M92 on
page 29875 or as document/fee/file/
Instrument/microfilm No. 55237,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorinda Muslander Deputy

Fee \$30.00